

The resident

March 2016

GRAND DESIGNS

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became London's
interiors hotspot

*Why the
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ARTISTIC VISION

*Reza Derakshani marks the opening
of Mayfair's newest gallery*

Kings Road, Chelsea SW3

£2,450 per week* Unfurnished



An elegantly laid out maisonette with private direct entrance and beautiful wooden floors, ideally located on the Kings Road.

2,217 sq ft (205 sq m) EPC rating E
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Pont Street Mews, Knightsbridge SW1X

£2,950 per week* Furnished



A sensational two bedroom contemporary mews house, located in a private gated mews, only moments from Harrods in prime Knightsbridge.

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All advertised prices are excluded of utility and other associated services.

Ennismore Gardens Mews, Knightsbridge SW7

£3,500 per week* Furnished



This immaculate mews house has undergone an extensive refurbishment, offering a flexible layout and high standard of luxury accommodation.

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 Four bathrooms | Air conditioning |
 Underfloor heating | Lift



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Cheyne Terrace, Chelsea SW3

£5,250 per week* Furnished



This fantastically stylish first floor apartment is part of a stunning new development situated in the heart of Old Chelsea.

2,747 sq ft (255 sq m) EPC rating B
 Two bedrooms | Reception room | Three bathrooms | Double garage | Terrace |
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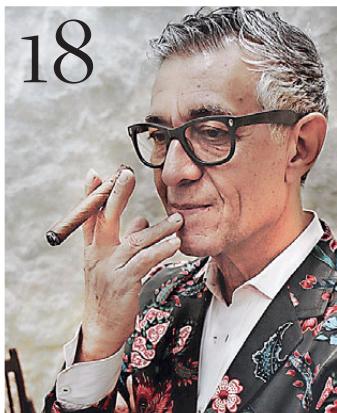
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COVER: REZA DERAKSHANI, COURTESY OF REZA DERAKSHANI AND THE SOPHIA CONTEMPORARY GALLERY

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PORTFOLIO

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MODERN FINE DINING

Experience the joys of the garden at Le Caprice this month

In celebration of the Royal Academy of Arts' landmark exhibition, *Painting the Modern Garden: Monet to Matisse*, Le Caprice is partnering with Perrier-Jouët Champagne to offer a stunning culinary experience. The *Modern Mayfair Garden Experience* serves up a two-course menu designed in keeping with the garden theme by new Head Chef, Will Halsall, and a ticket to the exhibition at £38 per person, running until 20 April, 2016.

Arlington Street SW1A 1RJ; 020 7629 2239; le-caprice.co.uk

PORTFOLIO



LAUNCH

VINTAGE APPEAL

Each Krug Vintage is crafted to express the unique character of a particular year captured by the champagne company, each its own special kind of music. In the same way that no two melodies are alike, neither are two Krug Vintages. Now the House of Krug has launched Krug 2002, a composition with such an abundance of pure fruit the House has named it An Ode to Nature.

Discover more at krug.com

JEWELLERY

Precious materials

Harrods are welcoming five exciting fine jewellery brands into the newly refurbished Luxury Jewellery Room. Included in these is the brand Spinelli Kilcollin (pictured right), which combines a contemporary minimalist aesthetic with intricate craftsmanship, which will also be a UK exclusive.

Styles start from £4,785; harrods.com



CONCERT

The spring 2016 season of the Eaton Square Concerts promises the highest quality chamber music. Highlights include the Fitzroy Quartet on 3 March, the London Bridge Trio on 10 March, and Gemma Rosefield (left) and Tim Horton on 31 March.

Box office: 020 7288 6511; eatsquareconcerts.org.uk



IN THE HUNT

Running until 3 April, James Hunt: Girls, Beer and Victory at Proud Chelsea celebrates 40 years since Hunt's 1976 Formula

One World Championship win, showcasing historic photographs of the British playboy racer. Working in partnership with Sutton Images, the collection of photographs captured by David Phipps charts the highs and lows of Hunt's amazing career and journey to being crowned champion.

161 King's Road SW3 5XP;
proud.co.uk

EXHIBITION

Loud and clear

Timothy Taylor will be hosting the first ever Simon Hantaï solo exhibition in London, which will include unseen works released from storage after 30 years. When Hantaï achieved huge success in France with his 'pliage' method, he withdrew from the art world. Often referred to as 'a silence', Hantaï's exit was less a retirement than a period of reflection and intellectual consolidation. From 1982 onwards he made no new paintings and died in 2008. Now Timothy Taylor is bringing his work to a whole new audience, including *Tabula* (1980), right.

15 Carlos Place W1K 2EX; timothytaylor.com



PORTFOLIO

RAISING THE CURTAIN

Until 31 August, the V&A will be celebrating the rich creative theatre talent in the West End and New York's Broadway, including costume designs from The Phantom of the Opera (1986) to models from War Horse (2007). Curtain Up: 40 Years of Theatre in London and New York shows the incredible artistry that goes into creating award-winning plays.

vam.ac.uk



SHOP

BIG SMOKE

1A St James's has been named 'The Cigar Retailer of the Year' at the Snow Queen Cigar Smoker of the Year 2015 dinner. The store was completely redesigned in 2014 and rebranded as Dunhill Tobacco of London to offer a contemporary space to explore tobacco blends and fine cigars.

1a St James's Street SW1A 1EF; 020 7839 6795; 1astjames.com



TECH

Hip to be square

Christopher Ward's first new launch of 2016 presents the company's thinnest-ever mechanical model, the C5 Malvern Slimline Square, creating a stunning new streamlined style option to further expand the highly popular Malvern range. On the dial the refined diamond-polished nickel hands are dual faceted, blending sophisticated style with ease of reading.

Prices start from £399 – see more at christopherward.co.uk

JUDITH CAIN

Picturing Japan

1 - 18 March 2016



Japan, The Blue Fans - acrylic on panel - 51 x 50cm

Marking 25 years with Thackeray Gallery, London we are delighted to be hosting this Solo Show for British Artist, Judith Cain. Judith is world renowned for her travels to unusual and interesting places, which have informed each of her exhibitions throughout her career. This collection follows a trip to Japan, mainly Tokyo and Kyoto.

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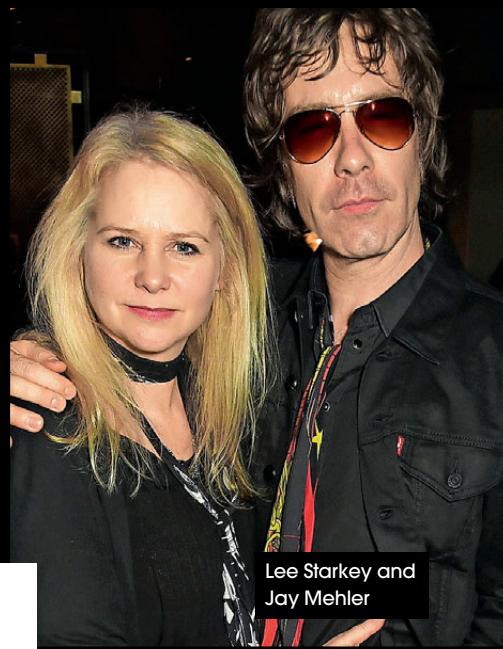


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Noel Gallagher and Sienna Miller



Jack Guinness



Laura Whitmore

PARTY

MUSIC ROYALTY

It was the venue for The Rolling Stones' first performance and hosted gigs for bands ranging from Fleetwood Mac to Jimi Hendrix. Now the former site of the iconic Marquee Club returns in its newest incarnation, 100 Wardour Street, and the launch event at the tail end of January was a suitable starry and glitzy affair. As well as a music venue, 100 Wardour Street will also offer an all-day restaurant and bar, with the downstairs area offering an eclectic programme that will feature live performances from established and up-and-coming acts and special guest DJs.

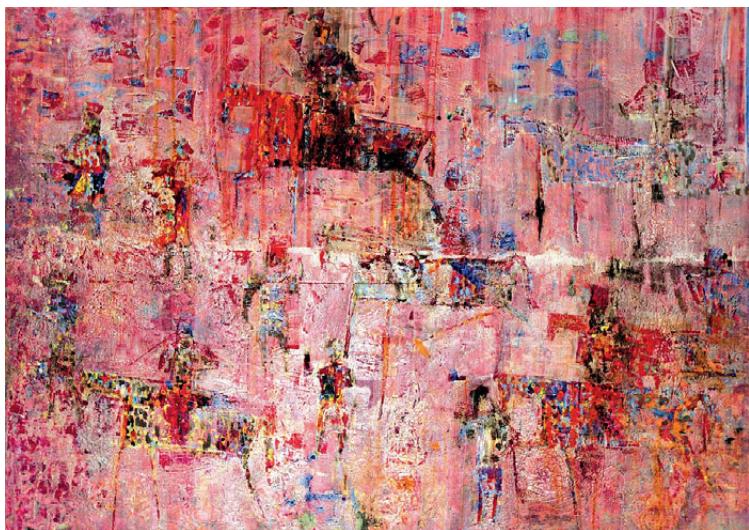
100 Wardour Street W1F 0TN;
020 7314 4000; 100wardourst.com



Sara MacDonald and Lady Mary Charteris

India Rose and Hugh Harris





Pictured clockwise, from top left: Garden Party at the Red Castle, 2015; Reza Derakshani; Hunting the Night, 2015; Moving Gracefully, 2016; all images courtesy of the artist and Sophia Contemporary Gallery

CULTURAL ATTRACTION

There's a new gallery in Mayfair and it's set to shed light on the stunning work emerging from the Middle East and Iran, starting with Reza Derakshani

Words MARK KEBBLE

Sophia Contemporary Gallery is the result of a two-year project. Their aim is to showcase, through carefully curated shows, the best emerging and established artists from the Middle East and Iran alongside some of the finest artists from the West.

It all starts with Reza Derakshani's *The Breeze at Dawn* and here the gallery's director, Vassili Tsarenkov, tells us why he was perfect for their first exhibition.

Why did you want to open a gallery in Mayfair?

We decided to open in Mayfair as it has become the main hub for international art galleries in recent years. We believe that it is the ideal location to reach the largest number of international collectors and artistic institutions.

Why was Reza Derakshani perfect for the debut show?

He is perfect for our inaugural exhibition for several reasons. He is considered as one of the most significant living artists from the Middle East and has a strong collector base in both the Middle East and the West, notably in London. His artworks are in the permanent collections of the The British Museum, The Metropolitan Museum of Art and The Tehran Museum of Contemporary Art among others. We are very proud and humbled to open our gallery with such a significant and creative artist.

Is he typical of what you want to bring to London audiences?

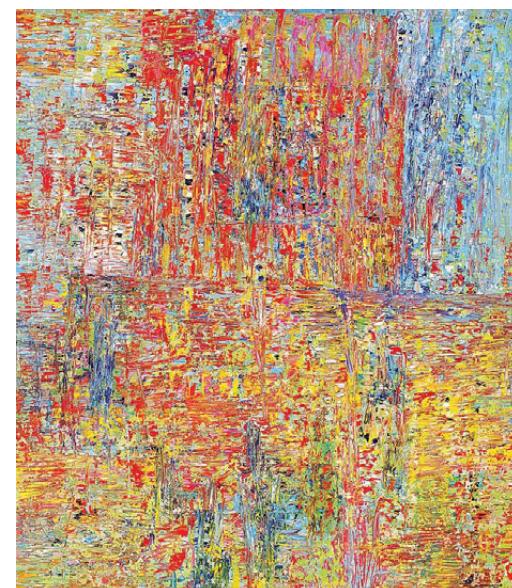
We chose to open our gallery with Reza Derakshani as we believe that he sets a good example of what we want to bring





to London audiences. Our artists are all rooted in local narratives and work either in continuity or in disruption with the history of art. It is important to us not to look at the work of a particular artist through narrow lenses, but to view it in a larger historical narrative, whether it is local or global. We therefore look for artists that we believe will leave a mark in the history of art in virtue of their originality and skills. Furthermore, we represent artists that are not only rooted in their respective cultures, but also actively engage with the contemporary artistic debates in the West and reflect the globalised world that we live in. Finally, it is important to us that our artists' work is both conceptual and intellectually challenging, yet aesthetically and visually appealing. In that sense, Reza Derakshani is very representative of our gallery's vision.

Reza Derakshani: The Breeze at Dawn runs from 9 March-23 April. Sophia Contemporary Gallery, 11 Grosvenor Street W1K 4QB; sophiacontemporary.com



AHEAD OF THE PACK

McLaren may be best known for its F1 success, but their Executive Director of Sales & Marketing, Jolyon Nash, shows why they are fit for the road too

Words MARK KEBBLE

How long have McLaren had a base in Knightsbridge for now?

Our global retailer network launched in 2011 with our flagship location at One Hyde Park. We now have 80 locations in 30 countries.

What kind of experience do you want to offer clients at the showroom?

McLaren Automotive is a very personable company, we know our customers well and take time to nurture and develop these relationships. We want this to be reflected at the showroom and to spend time with our customers and to offer a service that is second to none.

Is it the perfect location for you to show off what makes McLaren so special?

Our goal at McLaren is to produce some of the most breathtaking sports cars in the world. This pursuit of excellence is embodied deep within the brand's DNA, and the chosen retail location of One Hyde Park reflects that.

What models will we find there?

At our retailers you will find all the latest models from our recently launched Sports Series, designed to bring McLaren's performance and technology to the sports segment for the first time. You will also find the Super series including the 650S in Coupé and Spider derivatives.

Unfortunately you are unlikely to find the recently launched 675LT Spider because it is already sold out!

With the Sport Series, the McLaren 570GT has just been announced. How exciting is this launch?

It's incredibly exciting. The McLaren 570GT is the third model in the recently announced Sports Series family. Alongside the 570S and 540C, it is the second of three body styles that will eventually complete the family. With a more road biased nature and greater focus on practicality, the 570GT is expected to broaden the appeal of our cars and bring new customers to the brand.

It's the 'most road biased' yet – was there a demand for that?

The GT has always been part of our product plan within the Sports Series. We are targeting a new audience for this product and the demand has been very strong so far.

What's different about this model compared to its predecessors to make it more road worthy?



There is no predecessor to this model, but McLaren design and engineering combine to produce a car with breathtaking performance yet increased levels of luxury and comfort targeted towards longer journeys and weekends away. Practical enough for everyday use, the 570GT is the most road biased McLaren yet.



The Knightsbridge showroom is the perfect location to show off the McLaren models



What design touches really stand out?

The Sports Series is a showcase of modern craftsmanship, with each model hand-finished at the state-of-the-art McLaren Production Centre (MPC) in Woking. The stand out design for the GT is the panoramic glass roof, which provides a bright, open cabin with a dramatic glasshouse design running through to the large rear glass hatch.

What kind of technological advances will we find in the car?

The 570GT shares a newly developed suspension system with the 570S including independent adaptive dampers offering dynamic adjustment through the Normal, Sport and Track settings. Together with front and rear anti-roll bars, the set up has been calibrated to aid ride quality over poor road surfaces. The 570GT emphasises long distance



The Sports Series is a showcase of modern craftsmanship with each model hand-finished

comfort with further fine tuning to the system through reduced spring rates. We have also created an eight speaker McLaren Audio Plus system, which is fitted as standard (570S has four speakers as standard), while a 12-speaker Bowers & Wilkins system is also available retuned to the different interior acoustics of the 570GT.

McLaren is so well-known for its F1 success, but has it now become just as highly regarded for its cars for the road?

2015 was a very strong year for McLaren Automotive with the launch of five new models across the three tier model range, and another record year of sales. So yes, I hope we are getting there!

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london.mclaren.com



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ENGLISH HERITAGE



HENRY CONWAY

Cold as ice... Why it's now hip to be Russian

Russia is having a moment. Well, to be precise, Imperial Russia is having a moment. Sometimes the world of fashion, which dominates many a West London existence, picks up elements of our most lavish residents and thrusts them into the zeitgeist. Hearing a Russian accent in the swankier corners of West and Central London is hardly anything new – Oligarchs are two a penny in Belgravia and Knightsbridge – but from being derided in the late nineties and early noughties, our Russian brethren have turned a corner.

West London's Russian community have become newly stealth chic. Evidence is clear when you see it seeping over into wider culture. From gushing over James Norton's dashing Prince Andrei Bolkonsky, to wondering how to perfect Gillian Anderson's imperial haughtiness in the lavish BBC adaptation of *War and Peace*, then wishing we had been Joanna Lumley's travel companion as she completed the Trans-Siberian railway, through to examining Catherine the Great with TV historian Lucy Worsley, our winter small screens have been dominated by a collective cultural lust for the Russia of Tolstoy.

On the fashion front, look to St Petersburg native David Koma – one of the brightest young London Fashion Week stars – who, having been given an early blessing by Harrods, via dressing Kylie and Beyoncé, has gone on to become Creative Director of Thierry Mugler. Notting Hill's very own Alice Temperley has Babushka folkloric detail in her DNA, and London Collection's Men saw Casley-Hayford laying Imperial

Russian inspired military frogging over streetwear. You can bet that, in a few months, every smart Knightsbridge watering-hole will be packed with Balmain's gilded officer's coats. There's no escaping it, we'll all be channeling the Romanoffs.

In preparation to adorn myself as if a walking Fabergé egg, I tracked down one of Mother Russia's oldest invigorating beauty treatments. The exclusive South Kensington Club holds a Banya beneath its cool Ralph Lauren-esque interiors, one of only two Banyas in London and very much the most glamorous. For the uninitiated, a Banya is a form of Russian baths that is a smorgasbord of steam, sauna and cold pools in the same vein of a Hammam or Turkish Baths. What one might not be prepared for, however, is to be beaten

whilst sweating it out by a burly Russian, all in the name of health. Using soaked bundles of oak and eucalyptus branches (a 'parenie'), Eugene my 'banschik' (beater-upper-in-chief) scooped hot air from the top of the sauna, beating it into my body for about ten minutes. Scalding is an understatement.

Healthily chastised, I was then maneuvered under a wooden bucket, and waterboarded with freezing water. Post a quick massage with crushed ice whilst floating in the cold bath, then wrapped up like a Tutankhamen-in-towels, I drifted off into a restorative nap. Refreshed (well, practically baptized) in the Sicilian salt pool (yes, actual Sicilian sea water), it felt as if every last toxin had been vigorously exorcised. Of course, I then decided to retox that very night with copious vodka at neighbouring Ramusake...

There's no escaping it, we'll all be channeling the Romanoffs



The BBC's *War and Peace* adaptation is just the tip of the Russian iceberg

COLLECTOR'S ITEM

The new CEO of BADA writes about why the role is one that celebrates both the past and the present

Words MARCO FORGIONE

I became CEO of BADA in September last year and I am greatly looking forward to my first edition of the BADA Fair. Working alongside new Fair Manager, Madeleine Williams, it is a both a responsibility and a privilege to be presenting this highlight in the calendar of London events. The Fair offers a brilliant showcase for our aspirational community of leading fine art, design and antiques specialists, and provides a tremendous opportunity for visitors to see a wide range of exceptional objects and meet recognised experts.

One of the new features at the BADA Fair this year will be further enhancement of the design and layout, reflecting our ethos of luxury and quality. Another development is our new partnership with London Design Week 2016, presenting visitors with the chance to find outstanding interiors inspiration from two trusted sources in Chelsea.

The BADA Fair will have more contemporary and modern art than before, demonstrating our growing membership in these areas. We are delighted to be welcoming new exhibitors including Alan Wheatley Art, specialists in fine art from the 20th century, with a particular emphasis on post-war British Art. I am particularly drawn to the vibrant, abstract work *Untitled [11.2.75]* by John Hoyland.

We haven't yet seen all the stock that will be displayed at the BADA Fair, but other early highlights that have caught my eye include the *Reclining Figure* by Henry Moore, appearing on the stand of Beaux Arts. A first-time exhibitor at the 2015 BADA Fair, the gallery had great success with a carefully curated selection of modern and contemporary sculpture and works of art.

Jewellery is always strongly represented at the Fair, and there will be some wonderful statement pieces on display this year. Sandra Cronan will bring a beautiful pair of carved emerald, ruby and diamond clips mounted in platinum. Designed by Mauboussin in around 1925, Art Deco pieces such as these are always highly sought-after.

The quality of the clocks presented at the BADA Fair provides an annual draw for top collectors in the field. Howard Walwyn will showcase a rare Tavern clock by Holland of



BADA Fair 2016 will showcase prominent dealers such as Beaux Arts, who will exhibit the work of Henry Moore



I am looking forward to the juxtaposition of contemporary art and modern design with traditional English furniture



Coventry, one of only a handful known in this early style. It represents the British flavour of the Fair, as these clocks were not produced in Europe or elsewhere.

A fantastic selection of art pottery, including *Tete d'Oiseau* by Picasso, will be shown by Sylvia Powell Decorative Arts. Dated 1950 and previously owned by his granddaughter Marina, this is an exceptional piece. With the soaring auction results seen for Picasso ceramics recently, I wouldn't be surprised if a piece like this was sold during the first few hours of the Fair opening.

The BADA Fair has always had a reputation for showing the best in English furniture. Godson & Coles will bring some fantastic items including the Chesterfield House Armchairs, which have Royal provenance. On the stand they successfully combine the display of 18th century English furniture with abstract expressionist art from the 20th century.

I am looking forward to seeing the juxtaposition of contemporary art and modern design with traditional English furniture, objects and works of art. The BADA Fair has always been a destination for serious collectors, interior designers and arts professionals, but it is exciting to see a younger and more international crowd drawn to the event in recent years.

The BADA Fair runs from 9-15 March at The Duke of York Square SW3 4LY; 020 7589 6108; badafair.com



The BADA Fair has become a real fixture on the Chelsea arts calendar; Godson & Coles will be exhibiting Regency period armchairs, alongside a stunning rare Tavern clock from Howard Walwyn and jewellery from Sandra Cronan



FRIENDS LIKE THESE

Emma Hill – the former and celebrated Creative Director of Mulberry – has struck out on her own and the industry's finest are taking note

Words MARK KEBBLE



What will see from your label Hill & Friends this season?

We have grown our accessories collection, which has almost doubled in size, so you will see lots more choice and variety of function, size and price point.

Where do you start with creating a new collection?

My inspiration is usually quite spontaneous, so it's difficult to describe the process – however, film and photography often play a part. I balance this inspiration with a more analytical review of the collection, adding functions that are missing, evolving and refining designs. In this way new collections balance newness with continuity.

Also in the news is the fact Harrods and Selfridges will be stocking your bags. How big a thing is this for you?

It's huge! No matter how successful or established you are there's such a thrill to see your brand in the context of these great stores. It's also great to hear the consumer feedback and when I have a moment I love to pop in and spy on customers interacting with our product. It's really insightful.

What will this offer the consumer?

For the first time our customers can touch our bags. Until now we have been sold





From the Happy collection:
Pink Glossy Goat, Mixed
Leopard Print Hair Calf and
Liquorice Pale Gold, below
left, now stocked at Harrods



The pace of innovation gives London an energy, re-invention sits alongside the established

exclusively on Net-a-Porter and our own website. There's nothing quite like seeing a bag. Most customers want to open it and check the internal structure, how many pockets it has, what can it accommodate? They want to feel and smell the quality and try their bag in front of the mirror. It was great fun attending the launch at Selfridges last week. Customers are blown away by the quality, every bag is lined in softest suede, and the leather and hardware quality is really exceptional. Hill and Friends' customers are really switched on, they recognise these details.

Do you live in London?

Yes, I live in Holland Park, or Notting Hill, depending on where you draw the boundary! I moved back to London from New York nearly ten years ago. I love the neighbourhood feel of this area and the access to parks and open spaces. I'm a real city girl. I can't drive, I've always lived centrally and make the most of everything London has to offer, the culture, the food, the shopping and the cosmopolitan vibe of the city.

Is London an inspiring place to be?

Absolutely. I think the pace of innovation gives London an energy, there is always re-invention sitting alongside what is established. It's this tension that I think is so British, which we all feel in London.

How is London doing when it comes to fashion?

London's doing great, this city has always created incredibly talented designers. I don't think that will ever change and we are now getting much better at creating strong British businesses. The support of organisations like the British Fashion Council is essential.

What initially inspired you to launch Hill & Friends?

After leaving Mulberry I looked at the market and felt that there was a gap. I wanted exceptional quality with wit and warmth, something intelligent, a little subversive and cool, but essentially a practical classic shape crafted with exceptional attention to detail.

Do you have a particular unique selling point?

I think it's a magic formula, a mixture of luxurious quality, easy practicality and a playful wit. These qualities are present in everything we do.

How has the response been to you since you launched?

It's been wonderful, we are so appreciative to have the support we've received from

our team, our suppliers, the press, the industry and of course the consumers. It makes all the hard work worthwhile.

Have you taken little bits of every role you have had in the past in the way you run Hill & Friends?

Yes I guess so, and alongside this I've always been myself in every role I've had so there's a degree of continuity. I've certainly learnt a lot along the way. The benefit of the diversity of experience I've had is an ability to draw on past lessons, which give me perspective when we come across an issue or opportunity we weren't expecting.

What would you say the greatest thing you have ever learnt is?

That's a very tricky question... I think it's not to take anything for granted. I try and make the most of every situation and appreciate the people around me. I'm very lucky to have my gorgeous son, amazing friends and a really exciting career. I have a lot to be thankful for.

Will ready-to-wear be next up?

Yes, but only when the time is right, so watch this space!

See more at hillandfriends.com

DESTINATION DESIGN

As the Design Centre Chelsea Harbour opens its doors for its 17th spring London Design Week, we take a look at how the interiors emporium has shaped the area

Words JACKY PARKER

Chelsea has long attracted artists and designers: from its spell during Victorian times as the capital's bohemian quarter, to its 60s heyday when the King's Road was the fashionable epicentre of Swinging London, swiftly usurped as the birthplace of punk in the 70s.

Since then its reputation may have become rather more genteel and its residents more establishment than edgy, but it's still a magnet for the design world. The arrival of the Design Centre Chelsea Harbour, on the site of a derelict coal wharf in the late 80s, has seen the surrounding area quietly morph into an international interior design mecca.

Originally the preserve of those in the industry, Design Centre Chelsea Harbour now also attracts an increasingly design-savvy public. With its warren of exclusive fabric and furniture showrooms offering over 600 luxury brands – housed within its three striking glass domes – customers can find 'couture for the home' alongside the professionals who visit from all corners of the globe. In turn, this increased popularity is drawing ever more respected names, both home-grown and from overseas, resulting in the development of the adjacent Design Centre East, which this spring will see Arte, Front Rugs, Giorgetti and many other top names move in.

Tim Butcher, co-founder of handmade wallpaper company Fromental (fromental.co.uk) chose DCCH for their new showroom last autumn. 'The area around Pimlico Road,

The striking glass domes of the Design Centre Chelsea Harbour



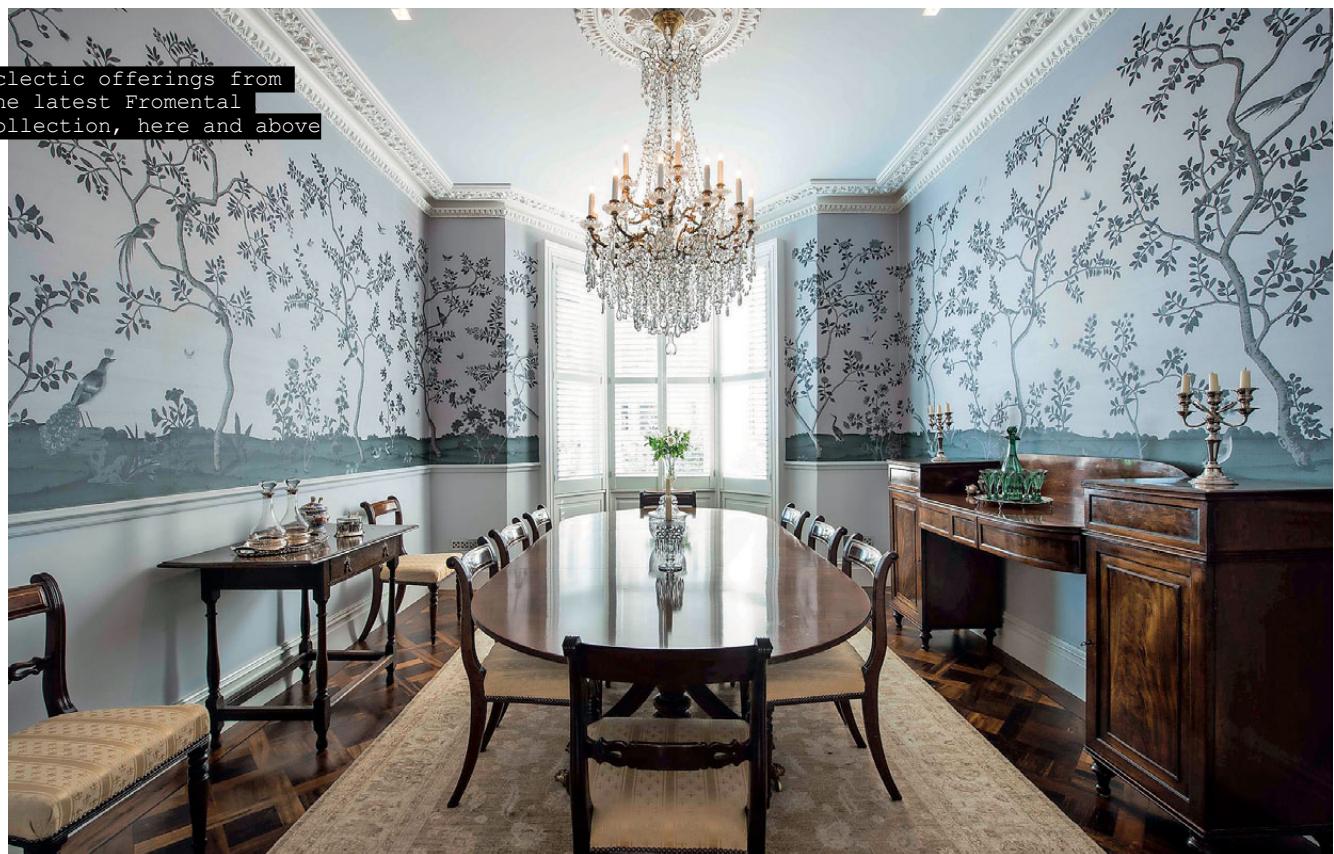


Lizzie Deshayen
and Tim Butcher,
founders of Fromental



The Harbour has always been somewhere for beautiful things, but it has gained quality brands

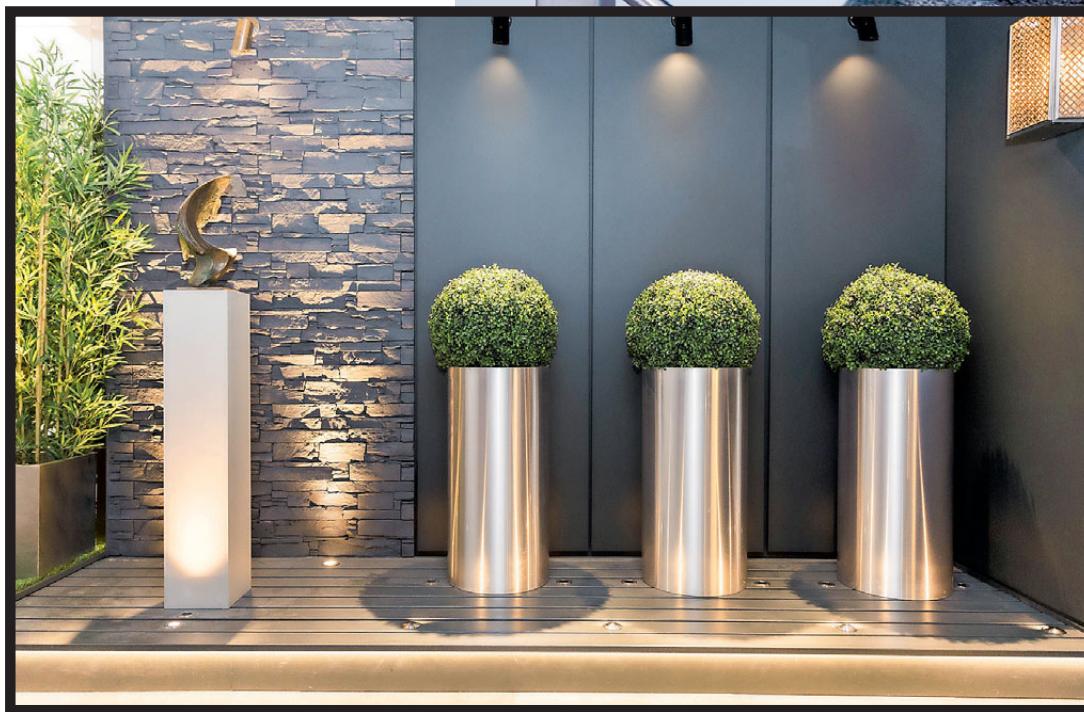
Eclectic offerings from the latest Fromental collection, here and above



King's Road and Chelsea Harbour has the largest cluster of high-end design names in Europe,' says Butcher. 'The Harbour has always been somewhere for beautiful things, but it has gained focus and a density of quality brands. It's reached a critical mass and it's where everyone wants to be, particularly if you want to reach an international audience. I see clients there from the Middle East, America, Russia and elsewhere. There's a real buzz now and that has happened over the last five to ten years.'

The opening of Imperial Wharf overground station in 2009 – making the location more accessible – has clearly contributed to its popularity, but it's not just DCCH that design-lovers swarm to. Recent years have seen an influx of interior showrooms along the Fulham stretch of the King's Road, extending the reach and spawning the Chelsea Design Quarter, an initiative set up in 2012 by a collection of independent shop owners. With its 'from Bridge to Bend' tagline, CDQ encompasses over 45 shops, showrooms and galleries within a short stroll from Lots Road to the top of the New King's Road and Imperial Wharf. Here visitors can find anything from fabrics, furniture and flooring to baths, basins and tiles; lighting, antiques and home accessories.

A long-term resident who has observed these changes is Sally Storey, Design Director at John Cullen Lighting (johncullenlighting.co.uk). 'This end of the King's Road has been a destination



Sally Storey is a long-term resident of this area, and through her work at John Cullen Lighting – examples pictured left and above right – has seen the industry evolve at pace

This end of the King's Road has been a destination for interior designers for decades

for interior designers for decades, but it was always a hidden jewel,' says Storey. 'There was Guinevere Antiques, Christopher Wray, Charles Edwards and a few others, but it has since changed in all proportion. It's a great location for us as we have the space to show lighting demos in different room sets, and the Harbour has encouraged trade. The arrival of the other showrooms complements our business; it means someone can come here – whether professional or not – and find everything they need to design the nuts and bolts of a scheme, the plumbing and lighting elements that you do at the beginning, as well as the furniture and decoration.'

This area is attracting newcomers from overseas, who are putting down roots too. Waterworks (uk.waterworks.com), a high-end bathroom and kitchen manufacturer from the US, made this stretch of the King's Road its UK base



Originally launched in America, Waterworks have now opened on King's Road



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Wallpaper by Farrow & Ball, Hornbeam BP 5007

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Clare Topham has a studio on Lots Road

Chelsea is perceived as upmarket, but there is plenty of affordable design



when it opened its three-storey showroom last spring. 'We wanted to be somewhere that drew people who were interested in design,' explains Waterworks co-founder, Barbara Sallick. 'We are a luxury brand with a focus on quality, craftsmanship and design and we thought our business would fit well with those already here. In New York we are close to the D&D Building and in LA we're at the Blue Whale Design Centre, so this felt like home to us. Being part of a community is good for us and for our customers as we are all concentrated in one area. There's a lovely café and the local pub has even had a makeover, so when people come here to shop there are places they can stop for a drink or a bite to eat.'

Someone with a foot in both camps is interior designer and retailer, Nina Campbell (nинacampbellinteriors.com), who although based on Walton Street for many years, has recently headed south and opened a new showroom at DCCH. 'It got off to a difficult start but the Harbour has changed the design industry

a lot,' says Campbell. 'It has been a huge benefit for interior designers and architects. With the parking and cafes, it's so convenient to go there and do everything.'

Although known for its world-class luxury brands, you don't need to own a super-yacht to shop in Chelsea. Clare Topham (claretopham.com) is a Sussex based interior designer, with a studio on Lots Road specifically for her London clients. 'Chelsea is perceived as upmarket and some suppliers are out of reach, but there is plenty of affordable design too,' says Topham. 'I include luxury touches in my schemes, which I mix with beautiful pieces from suppliers like Pooky Lighting, Sofas and Stuff, Fired Earth and Harlequin, who are all around here too.'

DCCH Design Week runs from 16-18 March; dcch.co.uk



Nina Campbell's Jewel Bud vases



Futuristic look

The designers of today have spoken, but what about tomorrow? Julia Begbie, Deputy Director of Studies at KLC School of Design, reflects on why Chelsea is the perfect starting point for their students

How inspirational is it for design students to be based in Chelsea Harbour?

When KLC first moved to the Design Centre, the buildings in the complex were large enough to accommodate most of London's design-related commercial activities with room to spare. Since then the Design Centre Chelsea Harbour has filled up - with extra capacity under construction - and design practices and suppliers have spilled up Lots Road, along the New King's Road, into a local, decommissioned gasworks, up Wandsworth Bridge Road, and beyond. Students could not be in a more convenient and inspirational location! It is so easy to organise internships and work experience, to get samples and materials, to meet and engage with experts. Students based in Chelsea have a head start in building their 'black books' of industry contacts and their crucial inside-knowledge of materials and suppliers.

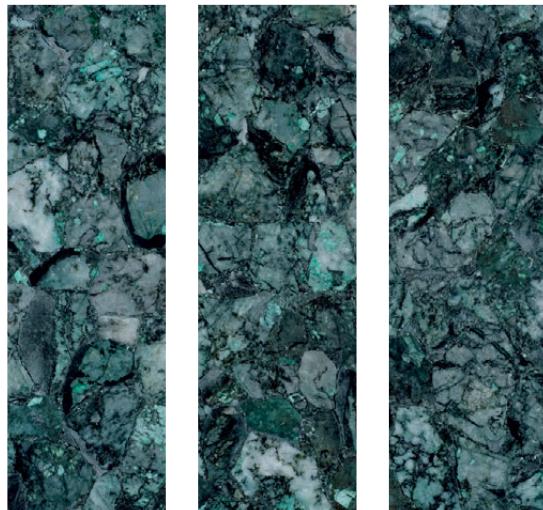
Is this area now a centre for design talent? Absolutely! This area - dubbed the Chelsea Design Quarter - is the epicentre of design activity and events in London. Many of the key institutions associated with design, such as the British Institute of Interior Design, have offices in the Design Centre, and most of the key events in the interior design calendar are hosted locally.

What do you look to instil in your students? The design practices who employ our graduates tell us that they most appreciate the professionalism of KLC graduates. Our graduates help organisations such as the BIID to raise the profile of the interior design industry, associating practice with high standards of professionalism and ethical behaviour.

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London is increasingly attractive to overseas families looking to rent a holiday property here

A brilliant idea, or was it?

Thinking of renting out your property? Take heed and read on...

A'A brilliant idea!' was Sarah's reaction when she heard of Airbnb. Her large Chelsea house was increasingly being neglected: children had flown the nest, there was the growing attraction of 'a quiet life' in their house in Hampshire and the competing claims of their cottage in France. 'The house should be earning its keep,' she asserted to her increasingly laid-back husband, David, now semi-retired and winding down on just two short days a week (mainly lunch) in the city. 'Fine by me darling,' was his response, 'but are you sure it won't be too much work?'

Sarah got started almost immediately. The first thing was to take the pictures; this took ages. It was a lovely house and she'd furnished it beautifully; but somehow, from whatever angles she used, the pictures didn't really do it justice. 'I really need a professional to do this,' she thought, but that's more hassle to organise. 'Oh, well - they'll just have to do.'

Then there was writing the description. Having just scrapped a pass in O-level English Language, Sarah was never great with words, but she persevered. Finally, after half a dozen drafts, she had something to show David. 'That will do,' was his response. More late nights were spent navigating the complexity of Airbnb and uploading details; but finally it was 'live'.

A few weeks later she had her first enquiry. They seemed like a nice suitable family, the Williams from Ohio, and she accepted their booking. The questions started almost immediately. 'How good is the wi-fi, it's a must have? How far is there a store where we can get gluten free bread? What's the cheapest way of getting us all there from Heathrow? Is



Show your property in its best light

I never thought I'd have to act as a tourist office rep

the London Pass worth getting? How do we get an Oyster Card?' 'This is driving me crazy!' said Sarah. 'I never thought I'd have to act as a tourist office rep.'

Three days before her guests' arrival, Magda called and said she was very sorry but her mother had just been admitted to hospital and she had to go back to Poland; so Sarah was left to clean and prepare the house herself. Even worse, Magda didn't know when she'd be back and Sarah had invited friends to stay in London just a day after their departure. Too late, she remembered David's warning.

Sarah had carefully planned the day of their arrival. They were due to land at Heathrow at 9am, so she calculated they'd get to the house

at about 10.30am when she'd be there to meet them and let them in. That would take about an hour, so she booked to see a special exhibition at The Royal Academy followed by lunch at 1.30pm with a girlfriend, before returning to Hampshire.

By 11am there was still no sign of the Williams. 11.30 passed, 12.00, 12.30. Finally at 12.45 the door bell rang and the Williams family were on the doorstep. It had been a tale of woe. One bag had gone missing and that took ages to sort out, they changed tube at Earl's Court and got on the wrong District Line train, they got lost trying to get to the house, finally giving up and taking a taxi all of 200 yards.

Of course check-in took much longer than expected, they insisted on knowing what every knob on the washing machine and the dish washer was for, precisely how the TV worked (didn't they have one at home?), and having three dummy runs with the house alarm system.

Recounting all this to her friend Jean over tea rather than the planned lunch, the Royal Academy booking having been consigned to history, Sarah vowed: 'Never again, and it's not even over yet as I have to clean up!'

Jean smiled indulgently. 'Sounds like a nightmare. I've been letting out our London pad for years without any hassle.' 'How?' demanded Sarah. 'We use Coach House Rentals, they're a small, reliable company. They've been around for 15 years or so and really take care of everything - it's totally hassle free! If only you'd asked me...'

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KARA O'REILLY

Why the latest design trend works swimmingly in the home

So, it looks like the statement fish tank is having a bit of a renaissance. All those column inches devoted to the opening of Sexy Fish on Berkeley Street (sexylfish.com), restaurant magnate Richard Caring's latest venture, mention without fail the two live coral reef designer aquariums in the private dining room. It takes me back to the heady days of Britpop when the Editor I then worked under was obsessed with the rather huge fish tank in Supernova Heights, the HQ and home of Britpop royalty, Noel Gallagher and Meg Mathews.

Now I know aquariums aren't for everyone, but behind all the bling – after all, these kinds of tanks are as beloved of Premier League footballers and oligarchs as they are of the pop star classes – I can see their appeal. There is something soothing to the soul about watching fish swimming round and round in a beautifully curated back-lit tank of water, and, obviously, the bigger the aquarium, the more space for the little critters, which makes keeping them as

pets seem kinder (yes, I did watch *Finding Nemo* too many times when my kids were small).

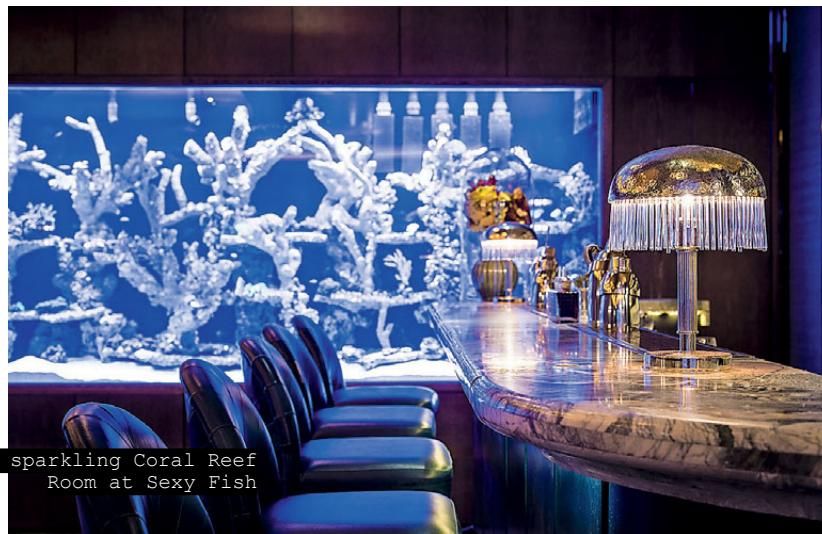
The Sexy Fish aquariums are a feature added by Martin Brudnizki, the interior designer who seems to have stepped into the shoes of the late, great David Collins as the go-to guy for slick, sexy restaurant, club and hotel design. His is the glamorous vision that has shaped many of London's most enjoyable spaces to while away a leisurely lunch or evening, including Hix, The Ivy, Dean Street Townhouse, Les Deux Salons and, to obliquely come back to our topic in hand, J Sheekey Oyster Bar.

And don't think I am going somewhat off-piste here – good restaurant and bar design has a habit of filtering down into the way we want to decorate our homes,

whether that's by installing the neo-industrial tap fittings of The Riding House Café, buying the Lee Broom decanter lights in Kitty Fisher's, or simply copying the way pictures are hung ceiling-to-floor in Berners Tavern.

So, if like me, you are yet to be treated to a private dinner at Sexy Fish in order to admire those aquariums in the flesh, then assuage your hankerings for a swank tank by heading over to Aquarium Architecture (aquariumarchitecture.com), one of London's foremost suppliers of custom-made aquariums to the cognoscenti, or check out the Aquatic Design Centre (aquaticdesign.co.uk) – which was recently name-checked in Vogue, no less. It's quite possibly worth your while to have a little chat about what one of their rather stunning designer aquariums could bring to your home.

Good restaurant and bar design has a habit of filtering into our homes



The sparkling Coral Reef Room at Sexy Fish



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WHAT'S COOKING

Planning a kitchen revamp? Here's your guide to what's on-trend in kitchen design

Story KARA O'REILLY

Industrial luxe

Traditionally industrial finishes – such as a concrete floor, metro tiles and brass hardware – are made modern when paired with bold painted units, glam Carrara marble and hard-wood work surfaces.

The Real Shaker Kitchen by deVOL, from £8,000, devolkitchens.co.uk



STONE AGE

Marble is still the material of the moment.

This design by Smallbone of Devizes makes the most of its eye-catching appeal with a wrap-round island.

Mulberry Street Kitchen, from £40,000, smallbone.co.uk



Colour is in

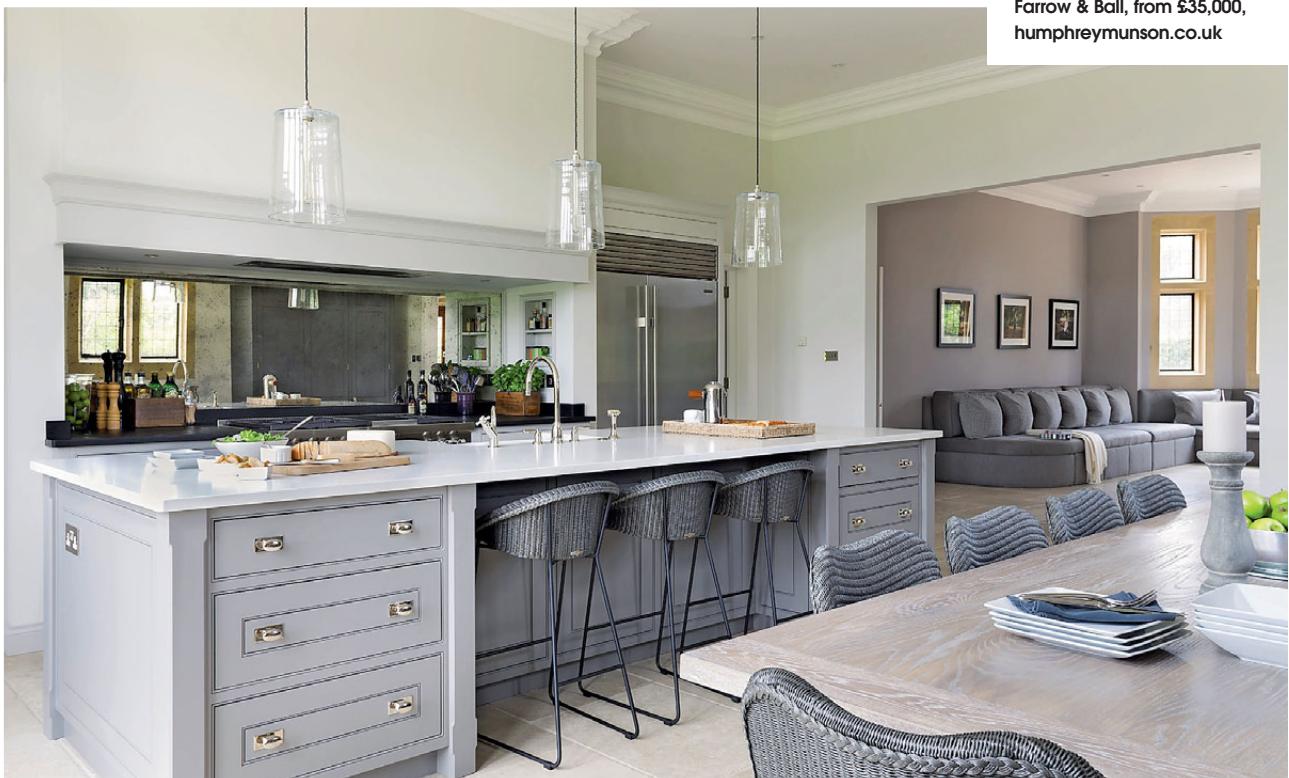
Many of the most on-trend kitchens have been designed so that you can have them painted in the colour of your choice – bold blues and greys are popular at the moment.

British Standard kitchen cupboards painted in Dulux Niagara Blues, from £7,000, britishstandardcupboards.co.uk

Modern country

This family-friendly, open-plan design is in a style that nods to tradition, but brings it bang up-to-date with all the mod cons – including a spectacular working island area.

Spenlow kitchen by Humphrey Munson painted in Cornforth White and Mole's Breath by Farrow & Ball, from £35,000, humphreymunson.co.uk





deVOL Kitchens

Leicestershire - London

Modern Modena

Wood is a good option for kitchens and the latest from McCarron and Company is grey painted with dark walnut stained furniture featuring 'spear handles', with Wolf, Miele and Sub Zero refrigeration. **Modena kitchen, from £30,000, mccarronandco.com**



FORM AND FUNCTION

Having the flexibility to work in all types of homes, B2 is bulthaup's freestanding, unfitted range that includes a range of stainless modular workbenches and cupboards for larder and accessory storage. B2 by bulthaup, from £20,000, bulthaup-mayfair.co.uk



Show it off

We no longer want to hide everything away behind solid floor-to-ceiling doors. Ways to display glassware and ceramics are becoming more of a feature again – from open shelves to stylish dressers. This kitchen is made even more glamorous by the use of mixed metallic finishes.

Roundhouse bespoke kitchens, from £35,000, roundhousedesign.com



Mixed materials

Stainless-steel, mirror glass, reclaimed wood, concrete worktops, pale painted doors, and a mix of fitted and freestanding units – this design by Holloways of Ludlow demonstrates just how good a considered mix of finishes and textures can look.

Fontaine kitchen, from £25,000, hollowayskitchens.com



Making the most of space

Multi-functional kitchen/living areas seem to be here to stay. An island unit provides the perfect divide between a practical kitchen area and a more relaxed living space; plus it can be customised to suit your needs.

Conquest Kitchens, from £35,000, conquestkitchens.com

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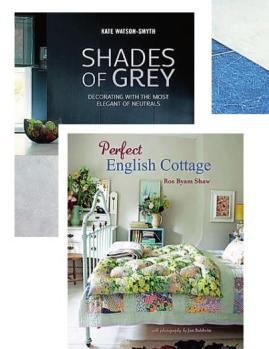
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BOOK GROUP

Specialist publishers Ryland, Peters & Small has just brought out two interiors books that will appeal to rather differing tastes. *Shades of Grey*, by blogger Kate Watson-Smyth, wittily delves into the appeal and design inspiration behind the colour of the moment. While *Perfect English Cottage* is an update of Ros Byam Shaw's through-the-keyhole look at 18 classic country homes, from thatched cottages to farm building conversions, all beautifully photographed by Jan Baldwin. *Perfect English Cottage* (£30) is available to **The Resident** readers for the special price of £25 (inc p&p) by calling Macmillan Direct on 01256 302699 and quoting GI7, while *Shades of Grey* (£19.99) is available for the special price of £14.99 (inc p&p) – quote GI8



HOMES NOTEBOOK

Kara O'Reilly brings you the latest interior news



Top tableware

I have always had a soft spot for Sue Timney's work and so was excited to hear that she has developed a range of affordable ceramics, glassware and kitchen textiles for Marks & Spencer. Designed to work together as a complete collection or as stand-alone statement pieces, the range features some of Timney's signature neo-classical motifs.

Prices start from £6, from marksandspencer.com

CREATING AN ILLUSION

Acclaimed designer Kelly Hoppen has joined forces with magician Dynamo to unveil their first collaboration with Graham & Brown. The Illusionist Wallpaper Collection blurs the boundaries of design and magic: Enigma offers a three dimensional effect, and Paradox replicates an angled, jutting wall of stone. Available from £30 per sqm; grahambrown.com/uk



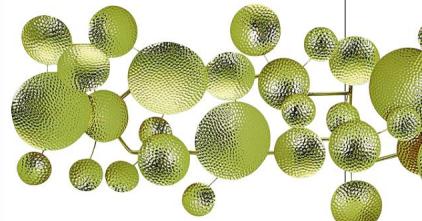
Mini Trend Retro Wall Sculptures



Handcrafted brass Urchin wall sculpture by C Jere, £1,500, uk.jonathanadler.com



Tessellate gold metal decorative wall light, £275, habitat.co.uk



Brass-effect Hammered Disc metal wall plaque, £130, next.co.uk



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Neutral tones throughout the property hark back to its illuminating past, but modern day touches – from stunning lighting to all the mod-cons – are prevalent in the reception room and kitchen





A TOUCH OF GENIUS

The Belgravia home that honours master builder Thomas Cubitt in more ways than one

Words MARK KEBBLE

The name Cubitt Lodge may point to an interesting past, but it barely scratches the surface of the Belgravia property purchased by Talal Chamsi-Pasha back in 2012. ‘A friend of a friend had been living there for 30 years,’ he recounts. ‘It was dated and hugely underrated in terms of potential, so we made him an offer. We then decided to hire a historian to look into the history of the property further, who revealed what a gem it was.’

Gem may well be an understatement. The property is part of the former building that was used by Belgravia’s master builder Thomas Cubitt as his company headquarters and workshops. His importance to the area is unrivalled: in 1824 the Marquess of Westminster commissioned Cubitt to create the first housing on an expanse of fields in what would become known as Belgravia. It took 30 years to complete, with Lyall Street being among the last laid out, connecting Westminster and Chelsea, with numbers 3-4 serving as Cubitt’s last HQ during the completion of the Belgravia estate. During the 20th century 3-4 Lyall Street and the adjoining mews were used purely for domestic purposes, and in 1970 Cubitt Lodge was created as a single mews house separate from 4 Lyall Street.

‘It had a 1970s feel to it and needed a major overhaul,’ Chamsi-Pasha brings us up to speed. ‘We inserted structural beams to get what we wanted, but treaded very carefully due to the history and Grade II listing. We took out various plinths and columns and opened the space up. We removed the floor next to the windows to give a luxury loft feel whereby it was more open plan.’

A contemporary feel is certainly prevalent, but the distinguished history hasn’t been swallowed up. ‘The bricks actually have a “C” in the middle,’ Chamsi-Pasha reveals, ‘so Cubitt made his own bricks back in

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the day. We preserved the outer façade to keep the essence alive. The existing colour palette was hideous and tasteless, so we brought it back to how it would have been 120 years ago. Neutral, classical yet modern in certain touches. You feel it as soon as you walk in.'

You feel it and certainly see it with the amount of natural light that floods in. 'Light was always great in the house due to the unusually large windows, so the glass we introduced was more a modern feature of sleekness,' Chamsi-Pasha explains. 'We could have added glass to the stairs going up too, but we decided to keep a mix. The rear windows were opened to give more light from the back [of the property].'

There is a real welcoming feel to Cubitt Lodge, and certain design touches have ensured the home is open to all. 'When it came to accessorising the property we wanted it to be inviting and practical above everything,' Chamsi-Pasha says, 'yet we wanted to stay true to the history. We expended a lot of effort on the stove and floors downstairs, for example, as that was truly nostalgic. The kitchen is very much a family

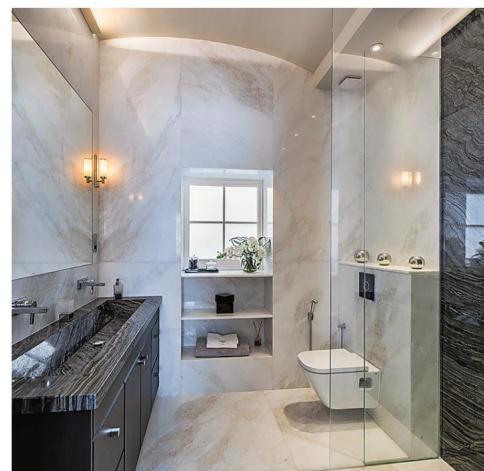
It's a house that grows on you as the adventure unfolds from first walking into the great living room

area. Considering you are in the basement, you don't feel at all claustrophobic, again with the use of colours, lighting and the glass steps that, to a degree, permit more light in, but only variably.

'The reception area is spacious and feels large and unobtrusive,' we move on. 'It's geared at entertaining and has a little pensive area next to the window with the glass floor. That is a perfect area to sit by the window, with light protruding whilst reading a great book. The lighting at the last arch is where that area has been specifically dimmed to allow the fire and TVs to work at optimum levels. Then with the bedrooms, you will see they are clean, fresh and light with modern day trappings and plenty of storage.'

In total, Cubitt Lodge's accommodation spreads over three floors, with a large reception room, master bedroom suite, guest bedroom suite, kitchen/dining room, study, sitting room/third bedroom and a rather fabulous steam room. All wrapped up, it has quite a story to tell, as Chamsi-Pasha perfectly sums up: 'It's a house that grows on you as the adventure unfolds from first walking into a great living room, to ascending to the comfortable bedrooms with silk carpets, to the real piece de resistance in the basement.' Thomas Cubitt would have been impressed.

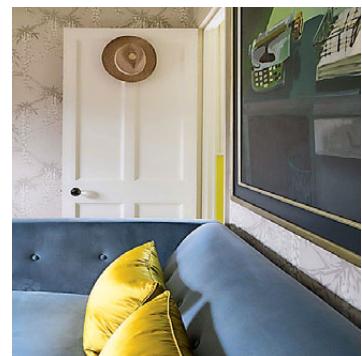
Cubitt Lodge, SW1, is currently on the market with a guide price of £6.05m. For more information, contact joint agents Savills Knightsbridge (020 7581 5234) and Knight Frank Belgravia (020 7881 7722)



Structural beams were inserted to help achieve the design ambitions; the bathrooms and bedrooms have a real clean, fresh and light feel



Interior DESIGNERS



SARAH VANRENEN *designs*

R2 Redloh House, 2 Michael Road, London, SW6 2AD

020 7371 8465

sarah@vanrenendesigns.com melanie@vanrenendesigns.com
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153-155 St John's Hill, London SW11 1TQ;
020 7801 0877; londondoor.co.uk



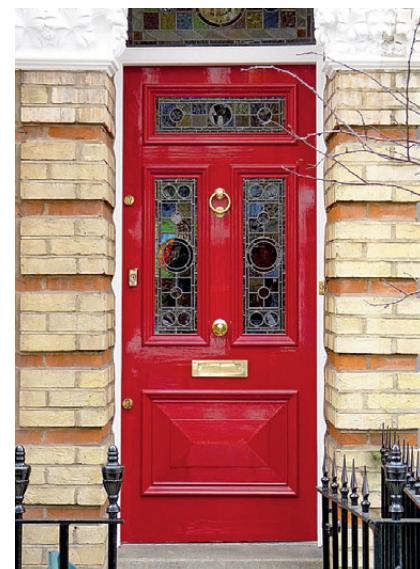
CLASSIC CHROME

Classic designs comprise of a ring knocker, round centre knob and plain letterbox. Polished chrome is currently the finish of choice, closely followed by satin chrome and polished brass.



SIMPLY MODERN

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Story KARA O'REILLY



Liberty Wallace Secret Garden wallpaper in Orchard, £115 per roll; chair in Wallace Secret Garden fabric in Green Gauze, £85 per m; Elizabeth Arts & Crafts Green linen and viscose throw, £280, and Elizabeth Arts & Crafts Green linen and viscose cushion, £135, all liberty.co.uk

Beaucarnia and Dracaena indoor trees: for your nearest flower store or garden centre and advice on buying, see thejoyofplants.co.uk



Artificial Mother-in-Law's Tongue plant, £28, miafleur.com

Tropicana wallpaper from the Cubana collection by Matthew Williamson, £59 per 10m roll, osborneandlittle.com



By Sainsbury's Botanist scatter cushion, £12, sainsburys.co.uk



Fluorescent Floral artificial cactus and succulent pots, £40 for 8, talkingtables.co.uk



Palm dinner plate, £8, johnlewis.com



Palmeral teacup and saucer, £50, houseofhackney.com



Supersized glass prism terrarium, £200, coxandcox.co.uk

Woven cotton braid plant pot holder, from £15, eleanorbolton.com



Fantastic Journey hand-woven tapestry wool and silk wall hanging by Fiona Curran, £2,495 (1.10x1.52m), therugcompany.com



Montague chair in Tarovine, £3,295, [and Tarovine](#), wallpaper, £148 per roll (180x300cm), houseofhackney.com



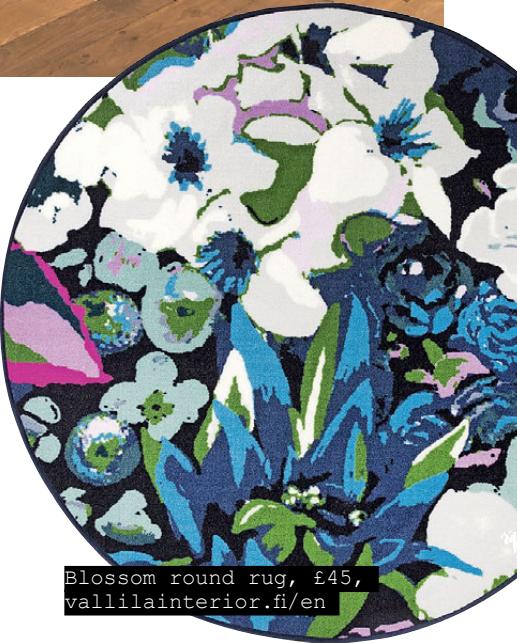
Small living wall panel, £80, coxandcox.co.uk



Canopy Mediterrane cushion by Christian Lacroix at Designers Guild, £120, designersguild.com



Chimney vase, £60, lsainternational.com



Blossom round rug, £45, vallilainterior.fi/en

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TOM PARKER BOWLES

Why London (almost) gets me dancing the flamenco

There are few restaurants that still fill me with greedy, giddy glee. Fewer still that actually get the juices flowing, and the soul whistling for joy, hours before I actually walk through the door. Da Adolfo is one – a short boat ride from Positano on Italy’s Amalfi Coast – then there’s El Huequito, a tiny, nondescript taco stand in Mexico City, where their tacos al pastor are touched by some mighty gastronomic god. David Thompson’s Nahm in Bangkok is another, as is Chez Wong (stupendously fine ceviche) in Lima, Peru; Chez Georges in Paris (old school brasserie); Prince’s Hot Chicken in Nashville (very spicy fried chicken)...

But somewhat closer to home, there’s St John, The River Café and Barrafina Adelaide Street. There are actually two other Barrafinas, and both are sublime. But it’s the one behind The Strand I love most, because the combination of Sam and Eddie Hart (good friends, but no-one could deny favouritism here – they’re brilliant restaurateurs) and the supremely talented Nieves Barragán Mohacho is one made in edible heaven. The milk fed lamb’s kidneys, that chicory and anchovy salad, those oozing crab croquetas – this is food to make the heart thump with hungry lust.

Forget lumpen tortillas, chewing gum chorizo and calamari clad in soggy batter – these days, London is often equal to the blessed homeland itself. Take Lurra, just behind Marble Arch, that specialises in Basque tucker. Astoundingly good Galician steak, from a ten-year-old Galician mooer. It’s a place I’ve been back to, again and again.



Salt Yard leads the way when it comes to Spanish food in London

Then there’s the great José Pizarro, with his restaurants in Bermondsey and The City. An Iberian master, he cooks up a mixture of classic and modern Spanish food, using the finest ingredients. The Salt Yard group never fail to delight either – Salt Yard, Ember Yard, Dehesa and Opera Tavern. Incredible charcuterie, wonderful cheeses and immaculate dishes. Brindisa, too, is not only the best supplier of Spanish ingredients in the country, but has ever-reliable places in Borough Market, South Kensington and Soho.

Moro is one of my favourite restaurants in the country, a smoke scented taste of Moorish delight. Morita, next door, concentrates on splendid tapas. Cambio de Tercio in South Kensington is still going strong, while Omar Allibhoy’s Tapas Revolution is ever impressive. Once upon a time, Spanish food in Britain was about as attractive as sunburn in Magaluf. Now, though, London is the place for some serious Spanish eating. From tat to triumph in little over a decade. Ole, ole, ole.

EDITOR’S CHOICE – LA VIDA ES BUENA

BARRAFINA

They don’t take reservations, so get in quick...

As Mr Parker Bowles points out, the dream team pairing of the Hart brothers and Nieves Barragán Mohacho really does shine through. We can’t pick a favourite from the menu as there’s too much choice, so we recommend trying as much as you can possibly fit in.

54 Frith Street W1D 4JL; barrafina.co.uk

CAMBIO DE TERCIO

Serving up top notch Spanish cuisine for over a decade now, Cambio de Tercio shows no sign of slowing down. We can’t speak highly enough of chef Alberto Criado’s signature tapas: the mini burgers made with Spanish wagyu beef is a stand out.

163 Old Brompton Road SW5 0LJ; 020 7244 8970; cambiadetercio.co.uk

SALT YARD

A slight difference to point out here – it’s not just Spanish influences on the Salt Yard menu – but their food is so good it would be frankly ridiculous not to include the restaurant in this list. Meat lovers, pescetarians and veggies are all well served with a fantastic array of choice.

54 Goodge Street W1 4NA; 020 7637 0657; saltyard.co.uk

REVOLUTIONARY SPIRIT

There's a new gin making waves in Chelsea and beyond – and it's all down to a legendary Soho figure

Words MARK KEBBLE

Steve Coogan-starring film *The Look of Love*, first released in 2013, celebrated the life and times of Paul Raymond, the man who, to put it lightly, livened up the clubs and bars of Soho. Mixed reviews, however, suggest it wasn't quite the fitting tribute to the man – but now his spirit is set to live on in the form of a, well, spirit.

Staring at the bar of The Botanist on Sloane Square, one particular drink stands out from the crowd, the glittering blue bottle that's The King of Soho, a London dry gin conjured up by Howard Raymond, the entrepreneur's son, and business partner Alex Robson. 'I was chatting to Howard one day and he had been approached by somebody who wanted to sell him a gin brand,' Robson takes up the story as we settle down in The Botanist. 'It didn't quite taste right, but we got chatting and we decided to make one of our own. It wasn't long after Howard's father had died, and he said he would really like to do it as a tribute to him. Howard had memories of his father at home having a gin and tonic, so it seemed fitting.'

So where do you start in creating a gin that evokes the right spirit? 'You do your research, which involves drinking a lot of gin,' Robson smiles wide. 'But you aren't knocking back glass after glass, you are analysing what's in there, working out what you want more of and then drawing up a profile of what you want your gin to taste like. We were very lucky because our distiller is an 11th generation master distiller, Charles Maxwell, and he's so knowledgeable. He really knows his gin and he nailed it the first time.'

The result is a refined gin that defies



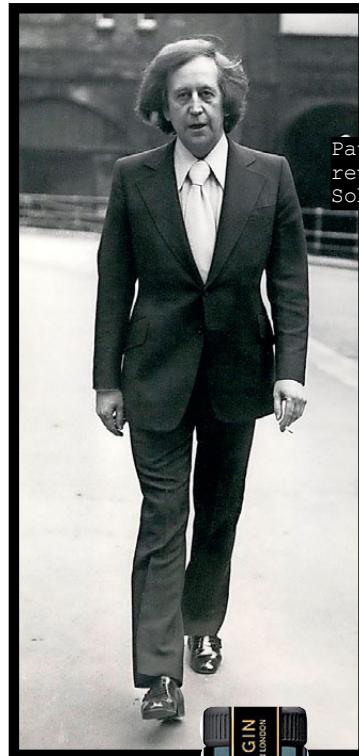
the ordinary with its combination of 12 botanicals to create a 'super premium' spirit that is both smooth and complex. Soft juniper with a high presence of citrus botanicals including grapefruit peel is balanced by angelica root and cassia. If that all means nothing to you, rest assured it tastes great – and as already pointed out, looks fabulous too. 'This bottle is all about the past and present of Soho,' Robson explains. The icon's velvet tailoring reflects the bold and colourful fashion of the area; the fox's tail signifies Soho's status as a former royal hunting ground and the fox's reputation as a mischievous character of the night; the trumpet echoes Soho's rich jazz history; and the holding of the book, along with the character tipping his hat, points to Soho's long association with the creative industries. It's fair to say a lot of thought went into it.

Given the name, it's little surprise that Soho has picked up on the gin – 'Paul Raymond is so much a part of Soho and

It's that spirit, the idea of fun and you can take that anywhere. We never had any doubts about having Soho in the name

its history, it goes hand in hand I guess' – but what about areas like Mayfair, Kensington and Chelsea? 'It works here,' Robson states emphatically, herself a former resident of King's Road. 'It's that spirit, that creativity, the idea of fun and you can take that anywhere.

We never had any doubts about having Soho in the name. It's a dry gin that is distilled in London, which not every London dry gin is. We really wanted this to be an authentic brand. At the same time you talk about Soho and it has become a symbol of creativity, hedonism, non-conformity, and there are a lot of districts in major cities across the world that are called Soho, so it's not just a London place. It has travelled and we hope our gin will travel too.'



Paul Raymond revolutionised Soho nightlife



Howard Raymond and Alex Robson are behind The King of Soho London Dry Gin

Visitors to The Botanist have certainly embraced The King of Soho, something that puts yet another smile on Robson's face (you can tell she's loving the job). 'This is a great area,' she looks out to the busy crowds heading down King's Road. 'London has been home to me for the last 15 years since I came back from my travels [which included stints working in Holland and Russia]. The wonderful thing about it is you can find different areas to suit whatever mood you are in. This area is not quite as frenetic as the likes of Soho. There's the Saatchi Gallery, fantastic bars and restaurants, and it's pretty good for shopping too!'

The fact the business is called The King of Soho Drinks suggests it won't all be about gin in the future, but for now it's job done with Howard Raymond and Alex Robson's original ambition. 'It's about fun, and Paul Raymond and Soho is all about fun. This gin is a fitting tribute to his legacy.'

For more about where The King of Soho Gin is stocked, which includes Harrods, visit kingofsohodrinks.com

AN EASTER RECIPE... CHOCOLAT D'ENFER



50ml King of Soho Gin
25ml Hershey's Chocolate Syrup
5ml Wildflower Honey
1 Dash Angostura Bitters
1/2 bar spoon vanilla extract
1/2 dried birdseye chilli

1. In a shaker, crush the chilli, add the honey and chocolate sauce and stir well.
2. Add the rest of the ingredients and shake hard with lots of ice.
3. Double strain into a chocolate-rimmed cocktail glass.
4. Garnish with chilli strands.

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THE IVY KENSINGTON BRASSERIE

Words ALEXANDER LARMAN

So The Ivy train rumbles on, calling at the site of the interesting-but-not-entirely-successful Pavilion for its first venture into Kensington. It styles itself on a brasserie rather than a restaurant, although the distinction will be lost on most; the menu is slightly more casual and there is a range of exclusive cocktails, of which the light, delicious Ivy Kensington royale – a mixture of raspberries, gin and champagne – is the one to try.

We visit a few days into the opening and, although it's 95% there, the odd crack was still showing. A request for a glass of Riesling and a glass of Gavi – both excellent – is met with confusion, then an attempt to give us a bottle of Riesling, then a single glass appearing. Given the time and expense that The Ivy group invests in staff training, this minor lapse surprised, but no doubt it will soon be rectified. And, apart from this, the staff – friendly, professional and adept – were top-notch.

Anyone who has been to an Ivy restaurant before will know what to expect from the food, which alternated between brilliant (scallops



The Ivy Kensington goes for a more casual dining approach to its menu

COST
Dinner for two around £120

GOOD FOR...
The full Ivy experience with a slightly more casual twist

WHAT TO EAT...
The steak is sensational, but those on smaller budgets should try the world-class shepherd's pie

WHAT TO KNOW...
It's an all-day operation, but it's doubtful that any time will be quiet, so book in advance whenever you're planning on visiting

RESIDENT RATING
★★★★★

with a parmesan biscuit to start; beautifully tender rib-eye steak; the restaurant's signature chocolate bombe) and faintly disappointing. My companion's lamb shoulder with polenta tasted bland and in need of more of a kick, and a side dish of tomato and basil salad came heavy on the tomato and very light on the basil.

Still, nobody comes to The Ivy for Michelin-starred cuisine, but for the top-notch wine list (we were beguiled by a fine Mendoza Malbec), the atmosphere and the general va-va-voom of the place. On a Thursday lunchtime it was already packed with a cross-section of Kensington life. Doubts about the quality of the food aside (stick to the shepherd's pie if in doubt), this shows that Kensington can still surprise when it comes to new restaurants, even if they do stem from an illustrious pedigree.

Kensington Pavilion, 96 Kensington High Street W8 4SG; 020 3301 0500; theivykensingtonbrasserie.com

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53 Whitehall SW1A 2HP; 020 7930 4808; theclarencewhitehall.co.uk

FOOD NOTEBOOK

The restaurant revamps and new launches



THE GOOD LIFE

Hot on the heels of the second site that opened in Marylebone last summer, The Good Life Eatery will continue to bring feelgood food to Londoners as it opens in Knightsbridge. The third site will bring fresh and healthy dishes to Belgravia. 20 Motcomb Street SW1X 8LB; goodlifeeatery.com



Fifth element

POLPO Knightsbridge has opened on the Fifth Floor of Harvey Nichols. The restaurant takes inspiration from the rustic back-street wine bars of Venice and feature an array of simple, but delicious small plates from the region of Veneto, with the interiors reflecting the gloriously faded elegance of La Serenissima and the renowned charm of the humble bacaro. 109-125 Knightsbridge SW1X 7RJ; polpo.co.uk

MIND OF A MASTER

Michelin-starred chef Simon Rogan has announced the launch of Aulis at Fera at Claridge's.

The multi-functional hi-tech space is located adjacent to the main kitchen at Fera at Claridge's, and will function not only as a development kitchen for chefs, but also as an exclusive, intimate and interactive private dining room for guests.

Visit aulis.feratclaridges.co.uk for more details

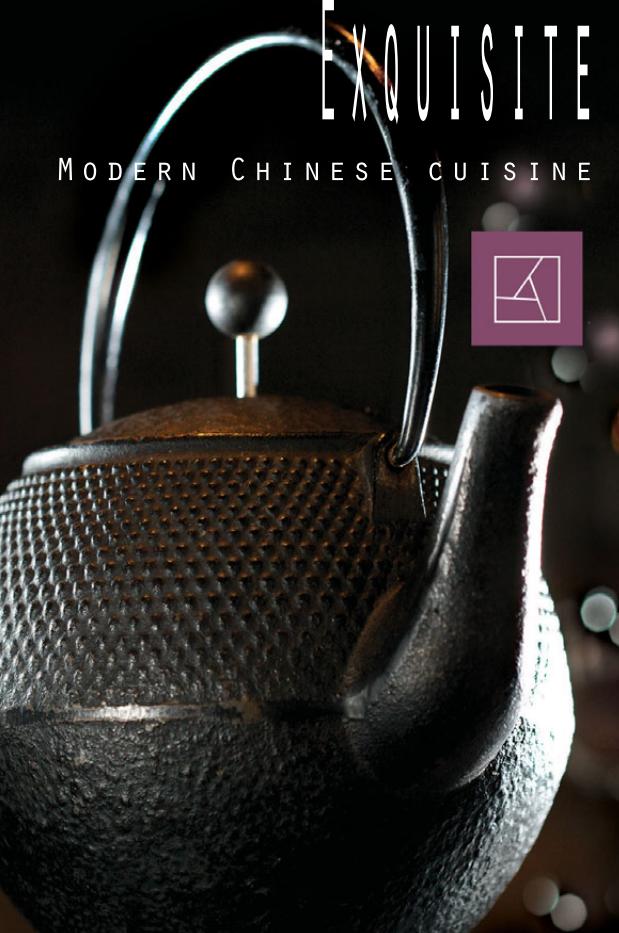


Who's who of food

On 7 March the Leuka charity event *Who's Cooking Dinner?* will return to the kitchens at Four Seasons Hotel on Park Lane for its 17th year. The event will see 20 world class chefs come together for one night, cooking for 200 lucky diners.

For tickets call 020 7487 3401





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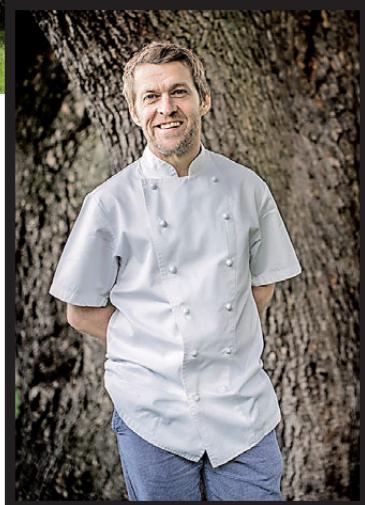
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Meet the new chef at Gidleigh Park

Michelin-starred Michael Wignall introduces a contemporary interpretation of fine dining to this tranquil Moorland manor in Devon

A new chapter begins at Gidleigh Park this year following the appointment of Michael Wignall as Executive Head Chef. One of the most respected chefs in the UK, Michael has won Michelin stars in every kitchen he has headed since 1993, having held two-Michelin stars for four years prior to his arrival at Gidleigh Park.

Michael is famed for this respect for food and ever evolving style which creates unique dishes full of flavour, underpinned by a contemporary, less formal approach to fine cuisine. Describing his food as 'modern technical and meaningful', each element features to add flavour or texture, enticing diners to experience new combinations and ingredients. Classically trained, but with an inquisitive mind that is very much open to developments in modern cooking, his food is distinctively self-styled - highly technical and carefully crafted, with every detail refined and perfected. Recent travels to the Far

East and Japan have become hugely influential in determining the direction of his menus.

Located in an area of outstanding beauty, you would be forgiven for thinking that the area beyond would eclipse Gidleigh Park's own gardens, but in fact each only serves to enhance the other. Whichever corner of the wonderful estate you choose to explore, the accompaniment of the flow of the River Teign, sometimes a gentle babble and sometimes a loud rumble only adds to the experience. The kitchen garden supplements herbs and vegetables for the restaurant throughout the year, providing seasonal, fresh and tender produce. The vast assortment of the planting is in line with the menu requirements, ensuring that the produce is a fundamental part of the food offering. The whole estate is overseen by a team of four gardeners who are always happy to spend some time with guests sharing their knowledge of experience of the grounds and estate.



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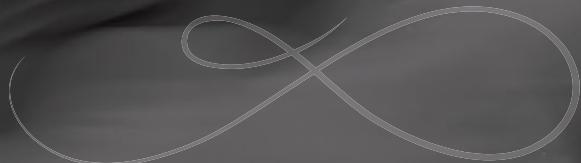
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TRISH LESSLIE

Are the latest fat-melting treatments the answer to battling the bulge?

I'm sorry to be the bearer of bad tidings, but there's simply no way to exercise or diet away stubborn pockets of fat. Saddle bags, jelly bellies, love handles, bingo wings and double chins... The list of names we have for our bulges goes on – just as the flab stays put.

The areas where our bodies like to cling to fat are largely dictated by our genes. For me, it's always been the abdomen. Even as a skinny teenager I had a tum that refused to shrink no matter how many sit-ups I subjected it to. As I got older, my inner thighs decided to start hoarding fat cells, too. As any decent personal trainer will attest, you can't simply squat, starve or weight train these bulges away, so it's with great anticipation that I've awaited news of the non-surgical fat reduction techniques over the years.

The flab jab, or Aqualyx to give it its proper name, gave me great hope. Injections of sodium deoxycholate – an acid found in the body's digestive system – encourage fat cells to release their contents. The released fat is then mopped up by the lymphatic system.

If it sounds too good to be true I can report that, in the wrong hands, it is. It left me with bruising so intense my midriff looked like a vivid nightmare rainbow. Lumps the size of walnuts also formed beneath the surface of my skin.

They disappeared within a year, but two years on I still have brown marks left over from the bruising. But hey, my bulk was slightly reduced, so a good result of sorts. If you're tempted, head to Revere Clinics (revereclinics.com). Their doctors are skilled and experienced so the risk of side effects are minimal. Dr Sabika of the clinic says bruising in her patients tends to last a week or less.

Coolsulpt by Zeltiq is less invasive and can be pretty effective. The area to be treated gets sucked into a device the size of a butter dish and frozen, breaking down fat cells. It can feel quite uncomfortable for the first few minutes and can leave the area rather sore afterwards. Cosmetic Skin Clinics

(cosmeticskinclinic.com) are achieving impressive results, though it takes up to eight weeks to see full shrinkage.

Other treatments require courses of six to eight sessions. Among them are Zerona, which promised the earth and delivered nothing. Likewise Ultrashape. Remarkably, I ended up with a bigger waist after weeks of hourly sessions, despite not having put on any weight. Which all leads me to think that perhaps I should consider a truly revolutionary approach – learning to love my lumps. It seems it's that or lipo...

I should consider a revolutionary approach – learning to love my lumps





BODY BESPOKE

A newly developed programme at the Chelsea Bridge Clinic is countering diet fads with a tailored approach

The UK diet industry is worth in excess of £2 billion and is showing no signs of slowing down. Preying on insecurity, and continuing to stretch credulity with ever more bizarre fads, hardly a month goes by without the launch of a ludicrous diet plan with grandiose but unscientific, unfounded claims.

The truth is that for most people, diets simply don't work. Weight loss is soon followed by weight gain, often leading to an endless cycle that can last a lifetime. In any case (and you'll have to forgive the cynicism), if everyone achieved their target weight, then there would be no need for a diet industry and a number of successful people would soon find themselves out of a job.

When a diet seems to work, that's often only half the story. Our bodies are made up of around 60% water, and many diets only appear to work by ridding our bodies of some of this fluid. Although we might feel good when we step on to the bathroom scales in the morning, if our weight loss can only be attributed to water loss while our levels of fat remain more or less unchanged,



If everyone achieved their target weight, then there would be no need for a diet industry

the diet isn't actually doing a great deal of good.

It's against this backdrop that the Chelsea Bridge Clinic has launched Body Bespoke, a team-driven weight management programme, overseen by doctors. Your body is unique, which is why every Body Bespoke programme is individually designed for you and you alone.

Each programme can include several different strands: nutritional therapy, personal training with celebrity trainer James Farmer, laser treatments to degrade the fat in cells and smooth the skin, advanced radiofrequency therapy to tighten the skin via inch loss rather than weight loss, and sometimes even counselling and hypnotherapy.

How much you will lose and over what period of time depends on where you're starting from, what your goals are, what is medically safe, and your individual metabolism.

The programme kicks off with a free consultation where everything is explained in detail, followed by an appointment with Body Bespoke's foremost medical expert, Dr Samira Yousefi. Broadly speaking, your rate of loss will fall into one of three categories: 2kg – 4kg per month (4.5lbs – 9lbs), 4kg – 6kg per month (9lbs – 13lbs) or 6kg – 8kg per month (13lbs – 17.5lbs).

For more information about Body Bespoke, call the Chelsea Bridge Clinic on 020 7622 2252 or visit ethoslondon.co.uk

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TRAVEL NOTES

Hartwell House Hotel is a member of the Relais & Chateaux group. Overnight stays with breakfast at the hotel start from £290 for a double room. For further information visit relaischateaux.com/ hartwellhousehotel.com/ or call 0800 344 5087

A ROYAL WELCOME

Discover why size matters at Hartwell House Hotel

Words VICKY MAYER

Cramped up in London's tiny houses and flats it's easy to forget that only a short drive away are acres of country where you can really clear your head of the trials and tribulations of city life.

If it's space and history you're after, look no further than Hartwell House hotel and spa near Aylesbury in Buckinghamshire. Almost 1,000 years old, this huge country house will make you feel like the King of the castle for a weekend. The hotel served as the French court for the exiled Louis XVIII during the Napoleonic years, with celebrities like Bill Clinton and Kylie Minogue enjoying the luxury of this 46 bedroom grand hotel more recently. In fact, the house is so important historically that it was donated to the National Trust in 1989, ensuring all profits now benefit the house and charity.



Guests are encouraged to stroll around the impressive 90 acres of grounds before dinner, which is worth doing as your evening meal in the beautifully appointed dining room will be a big affair. If you like to get dressed up, this is the place to do it as you will be dining in style with an extensive



Hartwell House Hotel oozes history alongside contemporary fare in the dining room

menu that concentrates on expertly cooked seasonal fare.

If you're a fan of contemporary hotels, this is not the place for you, but if you love the comfort and

flamboyancy of a huge bedroom complete with four poster bed then you'll love Hartwell House. With its huge swimming pool and must-visit spa, not only is it the perfect destination for a relaxing country weekend, but it's also the perfect place to take someone you love for a surprise weekend.

PALM OF YOUR HAND



Dubai offers quite the experience – but behind all the glitz and glamour lies a hidden gem

Words MARK KEBBLE

Peacocks! Stumbling out of Dubai International Airport at 3am, this wasn't exactly what my group and I were expecting to hear when we hailed a taxi to take us to JA Palm Tree Court.

You see, many tourists who flock into Dubai often stay at one of the five-star hotels surrounding Palm Jumeirah, which we had to look on with wonder as we zipped past them en-route to our hotel. The dazzling lights start to dim as you near Jebel Ali, and when we turned off the Sheikh Zayed Road – essentially the gateway to everything in Dubai – we

only saw greenery around us. After another five minutes or so, the JA Jebel Ali Golf Resort appears on the horizon. Checked in, we were briefly raised from our slumber with a chauffeured caddy ride to our suites, which elicited squeals of joy in my two companions.

With business on the schedule the next day, it meant we only had around three hours sleep before alarms raised us all. Considering the mood I was in, it would take something special to put a smile on my face – which was when I opened my blinds to the scene beyond my suite. Perched there on my balcony

JA Palm Tree Court boasts a host of suites that are incredibly spacious, as well as four swimming pools



With a choice of restaurants on site, all dietary needs are catered for

was the most stunning looking peacock, who gave me an inquisitive glance before hopping on its way. Suddenly the taxi driver's exclamations made sense.

JA Palm Tree Court – the beachfront hotel that forms part of the Golf Resort – is a lush oasis. Walking to breakfast, we passed streams, ponds and waterfalls (and more peacocks), as well as the four swimming pools dotted around the hotel. Breakfast was served in La Fontana and service was excellent, as was the food, and the fact we all had only had 180 minutes sleep was soon forgotten about.

Heading out in our luxury taxi – note to any would-be businesspeople, make sure you select your taxi with care as some drivers have as much of an idea of where they are going as a newbie to Dubai – approaching the Marina area was like something out of *Blade Runner*. High-rise buildings vie for attention against each other, all undone by the Burj Khalifa, the world's tallest building and a real beacon in the Dubai sky.

For lovers of shopping, Dubai Mall is like something out of your wildest dreams. Every brand and label going is on show, and I was tired just looking over the shop inventory. I needed a

massage, which was kindly provided back at JA Jebel Ali Golf Resort, which is a short five-minute stroll from the JA Palm Tree Court. As the name suggests, this is where you can practice your swing too and, given the non-stop sun, is the best way I can think of conducting business.

Back in my suite and I had a chance to really take in my surroundings. Incredibly spacious, the terrace overlooking the lush gardens with a sea view was the perfect setting to watch the

sun go down, before heading out to enjoy the food. Throughout our stay, the cooking we sampled was exemplary, with arguably the White Orchid restaurant and its Pan-Asian cuisine

taking top honours.

Our second full day was a showcase for how perfect JA Palm Tree Court is for families and it's no surprise to learn they have won a host of awards for this. We had a peek at the horse stables, but a bad experience of being bucked off as a

Approaching Dubai Marina was like something out of Blade Runner

child dispelled any idea of me giving it a go. I was happier with the opportunity to enjoy some of the water sports, with a whole range on offer here, as well as find my inner Andy Murray by hitting the court in the JA Tennis Academy.

After all this activity, we were set for a night on Palm Jumeirah to see what Dubai's nightlife is all about. Attending an event at the One&Only Royal Mirage was quite something given the stunning views from the roof terrace bar, but back on the ground we enjoyed the atmosphere found at a couple of the beachside bars we ventured into. Wherever we ended up, we encountered five-star service, and using the nationally identifiable word that is 'peacock' got us home safely too.

Dubai is like no other country I have visited, and not because of its man-made nature. After the initial surprise at how far Jebel Ali was out, we actually agreed that we were onto a winner, with the feeling that we were uncovering a different side to Dubai, peacocks and all.

Prices start from 1,376 dirhams on a single occupancy basis; jaresorthotels.com

DISCOVER MORE



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ENJOYING LIFE

Former Headteacher of Francis Holland School Regent's Park, Vivienne Durham, reflects on looking at education from the other side of the fence

BY MARK KEBBLE



I remember being taught about gravity. I would sit in a lesson, look at the equations, read about the science – and in a lesson today that method of learning would probably take about eight minutes.

Now there's an interactive video, some piece of kit we never had showing the forces, then onto the Internet to see more diagrams... If I had had that kind of lesson at 12 years of age I probably would be an atomic physicist now!'

Vivienne Durham sits back in her chair and laughs. 'You do wonder how on earth did we teach without the internet, but teaching is so expert,' she adds. 'What often doesn't get said today is that in many UK schools, both independent and state, there is extraordinarily good teaching. Yes there are all the resources we have today, but if anything the skill of a teacher has extended even further.'

The fact we are talking so much about teachers suggests how Enjoy Education, who now count Durham as one of their team, has evolved the concept of

tutoring. Into her 12th year as Headteacher of the hugely successful and well respected Francis Holland School Regent's Park, Enjoy Education's Managing Director, Kate Shand, tempted Durham to take on a new career move and join the team. 'I knew the advisory work Enjoy Education was doing and it absolutely needs to be done,' Durham says. 'Every Head knows the decision parents are taking for the schooling of their children is fundamentally important. This is all about the child.'

Heading up the company's School Advisory Service, Durham will now be offering guidance to parents about all aspects of the UK schools admission process using her three decades plus experience in the industry. 'If you happen not to understand the vocabulary of it all it can be incredibly confusing,' Durham says of the role. 'The flipside of that is there are so many amazingly good schools on offer. Every school is aiming to make children happy, successful adults of the future. Whether it's single sex or

co-ed, the best advice for parents is to visit the school – keep your eyes and ears open and trust your instinct.'

It's obvious that Durham is enthusiastic about this next stage of her career. Constantly the subject comes back to teachers – when Durham won the Tatler award for Best Head of a Public School last year, her acceptance speech was all about her team – and she's all too aware, whether it's via a school or a private tutoring service like

What often doesn't get said today is that there is extraordinarily good teaching

Enjoy Education, it's about inspiring a child to simply love learning. 'When I left school, computers were practically the world of James Bond,' she laughs. 'Equally

now for 18-year-olds leaving school, they know life will not slow down and there will be things that they will need to learn how to use. It's important to give them a broad template of being able to learn in different ways.'

Find out more about Enjoy Education's School Advisory Service by calling 020 7352 8800 or visiting enjoyeducation.co.uk

For more news and features from London and the UK's best independent schools visit schoolreportonline.com



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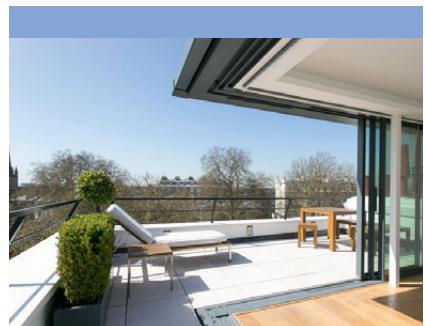
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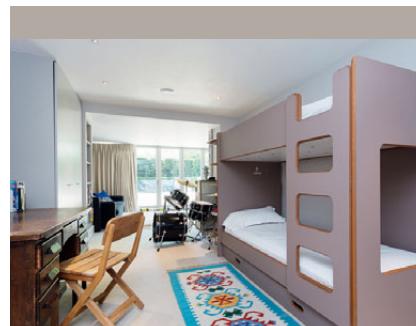
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YOU WILL BE SERVED

Cadogan Estate is set to take concierge services to a whole new level, 24/7

BY MARK KEBBLE

With film awards season upon us, something like the Cadogan Concierge may come in very handy indeed. Chief Executive of the estate it serves, Hugh Seaborn, is certainly enhancing the excitement with the curtain now raised. ‘Members are able to contact the team for a myriad of services, including access to tickets for sold events and red carpet premieres, whether it’s a ticket to the Oscars or a court-side seat at the Wimbledon finals.’

It’s a service worthy of one of London’s most exclusive addresses. The Cadogan Estate is 93 acres of luxury market-led apartments, houses and commercial office occupiers in the heart of Chelsea. The fact that it has become a prime destination for residents from all across the globe meant that Seaborn and his team had to keep elevating its offering. ‘London’s residential scene is changing at a rapid pace,’ he says. ‘For us, it is more important than ever to establish clearly the role that the estate plays in the wider London picture as a desirable destination to live and work. We are very proud of our long standing role as stewards of the neighbourhood and committed to ensuring that our customers benefit from an exceptional experience.’

What makes the Cadogan Concierge unique – Oscar promises aside – is the fact that it’s a 24-hour service. ‘As a global metropolis and business capital, London is quickly becoming a 24 hour

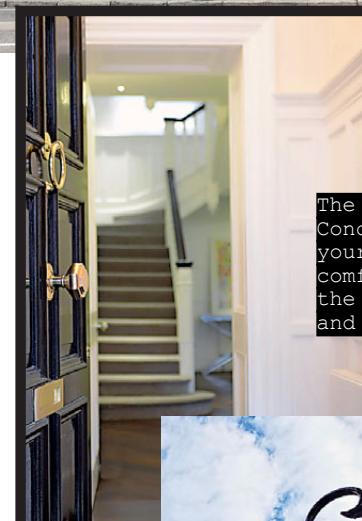
city,’ Seaborn explains. ‘In addition, residents of the Cadogan Estate come from all over the globe, with many working in different time zones or travelling extensively. To offer the true quality of service that is required, the Cadogan Concierge needs to be a 24 hour service.’

Despite such a global mix, Seaborn speaks about the sense of community prevalent at the Cadogan Estate, and this new service should only enhance that. ‘It is such an incredible neighbourhood,’ he enthuses, ‘and this service is an investment into our relationships with those who live and work on the estate and should help to further a real sense of community. The Cadogan Concierge focuses on

highlighting the rich culture, fashion and eclectic eating out across Chelsea.’

It’s not just the glitzier side of life that the concierge is concerned with. ‘It supports bespoke event management, which ranges from private dining, baby showers to even helping would-be grooms – or brides – with their proposal,’ Seaborn adds. ‘Then it can assist with domestic staffing such as housekeepers and chauffeurs.’ You could say the Cadogan Concierge is award-worthy.

Find out more by visiting cadogan.co.uk



The Cadogan Concierge will make your life more comfortable, from the home to shopping and eating out





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PROPERTY

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ELEGANCE PERSONIFIED

A spectacular maisonette in a Grade II listed building

This brand new ground and lower ground floor maisonette, situated in a wonderful building in Cadogan Square, is not short on highlights. Among these are three double bedrooms, three bathrooms, stunning reception room facing the Square and a state of the art, fully fitted kitchen/dining room

£12,000 per week furnished through W.A.Ellis; 020 7306 1630



TADEMA ROAD SW10

£1,365,000 FREEHOLD

A rare to the market unique two bedroom town house in Chelsea within this wonderfully designed private gated informal communal terrace, with off street private secure parking and a secure entry system. The property is utterly charming and spacious and offers an excellent entertaining area with an open plan reception and kitchen. It has recently been refurbished and is offered in excellent condition with wonderful wooden floors in the main living area. Located close to all the amenities of Kings Road and Fulham Road, with close transport links and the benefit of being within walking distance to the train station.



VICTORIA ROAD W8

£7,950,000 SHARE OF FREEHOLD

An extremely bright and large duplex property which encompasses the upper part of this stunning house. Victoria Road is one of the most sought after locations in London. The property has been refurbished throughout to an exacting and immaculate standard. It is located moments from Hyde Park and benefits from all the local amenities of Kensington and all it has to offer.



CROMWELL ROAD SW7

£650 PER WEEK

A stunning and impeccably presented spacious one bedroom in the heart of south Kensington. This property has beautiful high ceilings and is situated on the second floor with a lift. The property is fully furnished and is available immediately. The property is positioned close to the shops and boutiques of Knightsbridge and South Kensington, the wide open expanses of Hyde Park and Kensington Gardens and immediately opposite the Natural History Museum and the Victoria & Albert Museum.



QUEEN'S GATE SW7

£825 PER WEEK

A magnificent and elegant spacious one bedroom apartment with high ceilings and period features recently refurbished throughout. The property is located at the top end of Queens Gate moments from Hyde Park. The property benefits from a large reception room, an eat-in kitchen, double bedroom and a bathroom.



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My Month – why Pimlico stands out in Prime Central London



As we head into spring, always a busy time in the property calendar, we reflect on the year so far and look ahead to discover those parts of London where new urban villages are being created. Five stunning kitchens take centre stage in this month's '5 of the best' while the latest news reveals new developments across the capital.

Karen

Karen Tait, Property Editor

Editor's pick: This split-level first-floor apartment on Queen's Gate, SW7, is set in a portered, stucco-fronted Victorian conversion. One of the original 'Albert Houses', it offers three double bedrooms and magnificent drawing room with triple French doors leading onto a terrace: £6,500,000 (Farleys, 020 7589 1234)



NEW



PROPERTY NEWS

Landmark developments across London



POST OFFICE PANACHE

One of the most ambitious projects to be launched in London this year, Islington Square will transform the North London Royal Mail centre into a new £400m destination, providing 263 new homes along with shops and leisure facilities, and combining grand Edwardian warehouses and new-build elements. The last time an Edwardian

warehouse conversion scheme of this scale was undertaken in London was in the 1990s with the creation of Harrods Village in Barnes. The newly launched show apartment features lateral living space, high ceilings and contemporary design. Apartments are for sale with Savills, Knight Frank and Beauchamp Estates, with prices starting from £715,000 (islingtonsquare.com).

UP THE CREEK

At the gateway to new prime neighbourhood Chelsea Riverside, Chelsea Island is an exclusive scheme of 89 apartments that will launch this spring. The one- to four-bedroom luxury apartments will be complemented by a landscaped roof garden, state-of-the-art gym and bespoke concierge service, and marks the final phase in the regeneration of Chelsea Harbour. The development, by Hadley Property Group, also brings luxury retail and restaurant units along the new Creekside Plaza.

Prices start from £1m for a one-bedroom apartment;
hadleypropertygroup.com



HIGH PRAISE

Principal Tower, the 50-storey Foster + Partners designed skyscraper in EC2, has been named as the Best Residential High-Rise Development at the International Property Awards. Due to complete in 2018, Principal Tower comprises 273 luxury apartments and penthouses, priced from £778,000, and is the signature landmark of the Principal Place mixed-use scheme between London's financial hub and Silicon Roundabout. (principaltower.com)

IVY LEAGUE

Berkeley Homes has signed The Ivy Collection as its first commercial tenant at its landmark development One Tower Bridge. Occupying a prime riverside unit, the new brasserie will be the first flagship restaurant and is the next step in establishing a new cultural destination on the South Bank, following on from last year's announcement of plans for a new 900-seat theatre.
one-tower-bridge.co.uk



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The REGENERATION GAP

London's newest urban villages are reshaping the capital for the 21st century

Words FIONA BRANDHORST

London's knack of reinventing itself appears limitless as new urban villages are fast springing up in iconic locations north and south of the river. Newly fashionable areas are often pioneered by the 'creative classes' explains Sophie Chick of Savills Residential Research. 'Regeneration developments and infrastructure improvements pull wealth into an area, increasing its diversity and desirability, which in turn attracts more high-net-worth buyers.' If you're brave these new areas could give you a great return on your investment.

Crossing the divide

King's Cross is one of the most exciting new neighbourhoods in London. An evolving 67-acre quarter of 2,000 cool new homes, streets, shops, restaurants, parks, public squares and a natural lido, it also has great transport connections to the UK and Europe. Google plans to open its UK HQ there, further underpinning the status of the area.

'King's Cross is a perfect example of where the public realm has been particularly successful and ensured that the development has come alive, which appeals to people both living and working in the local area,' says Priya Pannu, Partner Residential Development, Knight Frank. 'Prices there have surpassed our forecast for Central London this year and the high-quality nature of the developments means we see the potential for further growth.'

New residents can choose between iconic homes built within the Grade II listed frames of Victorian gasholders through to chic apartments within the Plimsoll building, where one bedroom

homes start from just over £1m. Pure luxury exists in the exquisitely restored St Pancras Chambers where a triplex, three bedroom penthouse apartment with private parking and served by the amenities of the five star Marriott Renaissance Hotel next door, is for sale with Knight Frank for £6.55m.

Holding court

Probably most famous for its exhibition and concert venue, Earl's Court is set to be transformed into four new residential villages across 77 acres comprising crescents, garden squares, a five-acre park and a new pedestrian-friendly high street filled with independent shops and restaurants. Stylish family homes, mansion-style blocks and cutting-edge apartments will

Regeneration developments pull wealth into an area

make up the 7,500 new homes planned on the multi-billion pound development. Lillie Square East is a range of one, two and three bedroom properties developed by Capco and KFI on the main garden square. Available now, prices start from £799,000 and homes will have access to an impressive clubhouse with spa, pool, cinema and private dining.

Tim Buckley, Head of Savills Earl's Court, says: 'The area encapsulates all that you would want from London living, giving a balance of the more traditional period conversions, as well as modern developments such as Lillie Square. The regeneration is bringing big changes in transport, green space, schools and café culture to the already bustling Earl's Court Road.'

King's Cross has undergone a complete transformation over recent years





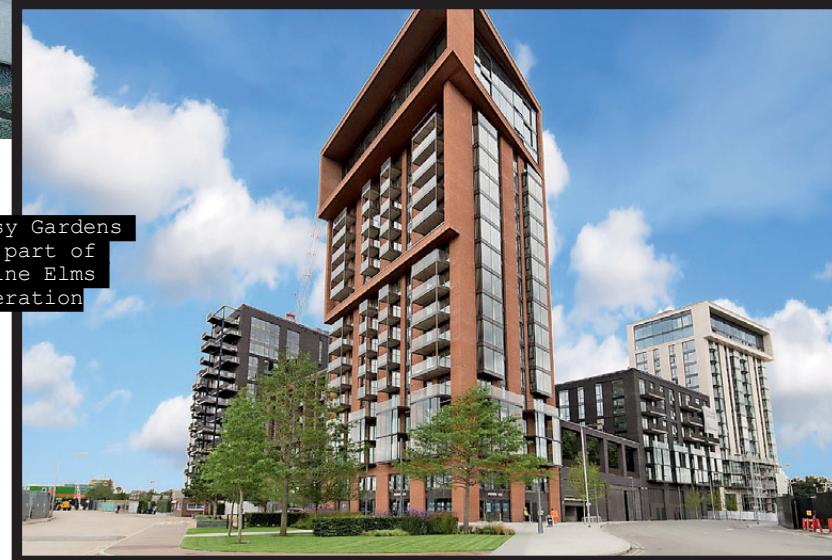
Lillie Square will be the next part of Earl's Court's illustrious history

Bridging the gap

Having attracted billions of pounds of investment, a huge-scale riverside regeneration programme has begun to transform the former industrial district south of The Thames from Vauxhall to Battersea. Over the next decade and beyond, Nine Elms will see thousands of new homes built and jobs created. Riverlight, Battersea Power Station, Embassy Gardens and New Covent Garden Market are the four main quarters that will emerge along a new linear park running from Vauxhall west to Battersea. It will also include extensive riverfrontage, lined with cafés, bars, restaurants, cultural attractions and public space. Two new Northern Line Tube stations will cut travel times to the City to 12 minutes and a new pedestrian bridge linking the area with Pimlico will be a major draw for residents. Knight Frank predicts property values to increase by 140% between 2011 and 2016.

Matthew Genders, Sales Manager at Chestertons Battersea Park, adds: 'From an investment opportunity the whole area has a very bright future and continues to grow in popularity among first-time buyers. Aside from the 20,000 new homes planned for Nine Elms, pockets of regeneration and development continue to spring up all over Battersea and will also be enhanced by the arrival of Crossrail 2.'

Embassy Gardens forms part of the Nine Elms regeneration



Beautiful south

Over 12 large-scale developments are underway along the Southbank from Tower Bridge to Waterloo, changing the capital's skyline for ever. While The Shard dominates, several other towers will become icons in their own right. The soaring 41-storey South Bank Tower in London's cultural mile next to the OXO Tower and The Mondrian Hotel had a star-studded opening late last year and offers an eclectic mix of luxury apartments, retail and office space, and wonderful views too. In terms of cost, two bedroom apartments currently start from £2,625m.

The Berkeley Group's One Blackfriars, nicknamed the Boomerang, is being built alongside and is described as a beacon of architectural brilliance, rising 50 storeys and adding a shimmering new dimension to the horizon; prices from £1.150m. One

Tower Bridge is situated just along the bank on one of the last great riverside locations in London with luxurious apartments set in eight 'houses' and one tower designed in four distinct architectural styles. Prices start from £1.275m.

'The changing face of the South Bank will bring in a mixture of downsizers moving back into London and overseas investors due to the long-term growth potential,' says James Hyman, Head of Residential Agency Cluttons. 'Young singles and couples are attracted to the buzzy atmosphere and pied à terre owners like the area's commutability to the rest of London. Southbank's Prime Central location offers good value for money and the overall lack of land means properties are in short supply, making the area resilient to economic downturns.'

5 of the best... KITCHENS

The properties where the heart of the home is a real stand out feature



VICTORIAN HISTORY

Parkgate Road, SW11, £2,750,000

Parkgate house is the immaculate conversion of a former Victorian bakery building, meaning – no surprise – that the kitchen / dining area has been designed to be perfect for entertaining guests. The two bedroom, three bathroom property is unusually spacious.

Strutt and Parker, 020 7225 3866



MODERN DESIGNS

Dorncliffe Road, SW6, £3,000,000

This Bulthaup kitchen is the heart of this beautifully designed five bedroom, three bathroom detached house. With an abundance of space over three floors the property offers versatile living space.

Chestertons, 020 7384 9898



CLASSIC PERIOD FEATURES

Courtfield Gardens, SW5, from £4,450,000

In a collection of five luxury apartments set within a period mansion block, this kitchen is beautifully designed combining modern and period features: the open plan living of this four bedroom property makes it perfect for entertaining.

Cluttons, 020 7584 1771



OUTSTANDING VIEWS

Fitzrovia Apartments, W1W, £6,995,000

This three bedroom property is designed to the highest standards; the Bulthaup kitchen boasting Gaggenau appliances is open plan to the reception room, which provides views and access on to the duplex roof terrace.

Druce, 020 7935 6535

Online

For more property
features visit
theresident.co.uk



KITCHEN GARDEN

Kenyon Street, SW6, £1,750,000

To the rear of this four bedroom house is a fully open plan eat-in kitchen incorporating both a dining and lounge area with bi-folding doors leading onto the 59ft grass garden, just right for entertaining.

Savills, 020 7731 9400

SPANISH SPOTLIGHT

{DISCOVER SOME OF SPAIN'S FINEST PROPERTIES}



LUXURY MALLORCA VILLA

Five-bedroom home in the exclusive gated community of Son Vida

Offering views over Palma, the sea, nearby golf courses and the beautiful Mediterranean coastline, this contemporary villa offers approximately 850 square metres of living space, with ample room to entertain guests. Accommodation is spread over three floors and includes a master suite with private terrace, open-plan living area with fireplace on the ground floor, leading directly out to the pool, and a home wellness centre on the lower ground floor, with sauna, steam room and jacuzzi.

€6,900,000 (Knight Frank, 020 7861 5034)



Marbella offers luxurious medium to large-sized villas

GAME CHANGER

Mark Harvey, Partner of International Residential at Knight Frank, looks at the rising attraction of Marbella

What is the trend?

The recent reversal of Marbella's 2010 urban plan has led to a notable increase in the demand for Marbella's Nueva Andalucia, or the so called Golf Valley.

Why is it happening?

Being a well-established and consolidated area dating back in part to the creation of Puerto Banus in the late 60s, the Golf Valley offers some of the best amenities in the region, the most convenient access to and from Marbella, as well as some of the best infrastructure. Being a mature residential area Nueva Andalucia affords a very broad range of existing residential homes to satisfy most budgets and importantly clarity surrounding planning and title.

Why does the area lend itself to the trend?

The valley is a mature residential area where you can find top of the market villas in the higher areas such as Las Brisas, La Cerquilla, La Quinta, Los Naranjos Golf and Aloha Golf. Middle range villas and luxury apartments and



Golf Valley offers some of the best amenities in the region and good access to Marbella

penthouses in different areas in the middle of the valley and a variety of holiday apartments in the lower areas of the valley, closer to the marina, the bullring and the shopping area. Whilst many of these properties are in excellent condition, some of the older enclaves around the golf courses can be a little dated and would in many cases benefit from some modernising. The reversal of the urban plan, which would have

increased the availability of development land, has meant a return to previously unloved houses ripe for development, which can often interestingly occupy the best plots.

What value does it add to the property?

The temporary freeze on future development will continue to drive demand for older, undeveloped properties where genuine value can be added. With prices stabilising in Marbella and small increases being noted in certain pockets of the market, the push towards older properties in well-established areas, such as Nueva Andalucía, is assured and with it the likelihood of price inflation. Areas like Las Brisas feature both modern and more classic-contemporary architecture presenting the opportunity for development. Increasingly the houses have the latest gadgets, opulent bathrooms, gyms, home cinemas and beautiful poolside terraces.

Find out more by calling 020 7861 5034 or visiting knightfrank.com



THE REIGN OF SPAIN

Much of Spain is back on track after the global crisis but where are the best places to invest?

Words KAREN TAIT

After years of being stuck in the doldrums, it's widely agreed that the Spanish property market is well into recovery. Spain's General Council of Notaries reports just over 18 months of continuous growth, which is expected to extend well into 2016 and beyond. Furthermore, quarterly figures show that home sales in Q3 last year rose in all Spanish regions except Navarre, suggesting that the recovery is not limited to big cities and the coast. What is particularly clear is that prime properties in the best locations are still highly sought after, and while prices remain relatively low compared to before the crisis – offering fantastic opportunities for buyers – the question is, of course, how long they will stay that way.

WHERE TO BUY

'Spain has seen an impressive uptick in activity over the last 12 to 18 months,' reports Mark Harvey of Knight Frank. 'After average falls of 40% from the 2008 peak, property prices began to stabilise in early 2014 and have, in certain locations, started to rise again.'

'Hotspots worth considering include Marbella, Barcelona, Madrid and Mallorca, where prices are showing healthy signs of stability and in certain cases showing modest price increases. The south and south-west of Mallorca put in a robust performance in 2015. Son Vida showed an incredibly 100% increase in transaction numbers when compared to 2014 while Puerto Andratx saw a 40% jump in volume.'

'The revival in demand for luxury property in Spain reflects growing global concerns and the poor performance of many other asset classes,' he continues, 'which has helped drive demand toward value and growing interest for largely discounted real estate in key locations.'

'We've witnessed a gradual reduction in stock levels across Spain combined with a sharp increase in inward investment from investment funds seeking development land and luxury hotels. Many US banks and pension funds have increased their holdings expecting strong mid to long-term growth potential. This bodes well and you might say announces a revival of the market and the beginning of a new real estate cycle.'

Harvey advises that buyers look to 'international destinations which benefit from good airlift but also offer comprehensive amenities and compelling year-round lifestyle choices. This will help provide a solid rental income and ultimately help underpin the long-term value of the purchase and liquidity.'

'We would not recommend going off the beaten track as these are the areas that suffer most in a downturn,' he adds. 'Focus instead on the tried and tested such as Marbella and surrounds, which appeal to a broad demographic. Barcelona has an enduring international following underpinned by its bustling city and economy. The Costa Brava appeals to



Above left & above right: Five-bed villa in La Zagaleta Golf & Country Club, Andalusia, €6.75m & five-bed house in Marbella Club Golf Resort, €4.25m (both Knight Frank, 020 7861 5034)

Right & below: On the Costa del Sol, two/three-bed apartments at Alcazaba Lagoon are from €139,000, while at Las Terrazas de Cortesin apartments are from €285,000, penthouses from €690,000 (both Winkworth Spain, 0203 514 0285)



many nationalities due to its largely unspoilt coastline and proximity to the Pyrenees, France, Girona and Barcelona.

'The Balearics will continue to outperform due to restrictive planning constraints, limited land and growing protectionism which will all help support values and demand moving forward.'

Leisure opportunities are also a key part of the appeal, believes Harvey: 'Golf remains a magnet and combined with warmer climes is likely to entice a growing ageing population from northern Europe.'

WHO IS BUYING?

'European buyers are mostly looking for a holiday home rather than permanent relocation,' explains Christopher Vent of Winkworth Spain. 'They are motivated by the fact that the Costa del Sol enjoys more than 320 days of sunshine per year, property prices are competitive and, of course, the lifestyle is unbeatable.'

'For Middle Eastern and Arabic investors, whose currency is pegged to the American dollar, the weak euro is a huge draw and they are keen to invest in

Hotspots

Annual variation in prices

Malaga: 4.8%

Balearics: 3.3%

La Rioja: 2.4%

Barcelona: 1.4%

Madrid: 1.4%

Source: Fotocasa Real Estate Index

European assets. They love the leisure facilities this coast has to offer and the less humid summers, plus the area is considered a safe place to invest in.

'The new UK pension release rules mean that people are now able to draw down their pensions earlier,' adds Vent. 'The Costa del Sol is not only for the wealthy; liquidating pensions means that UK residents are deciding what to do with the extra cash – and a holiday home in the sun is a wonderful option.'

'In addition, UK house prices are at an all-time high and homeowners are therefore able to remortgage their home to purchase a holiday or investment property elsewhere.'

While some parts of Spain have been flooded with properties, this is not the case in the more desirable areas. 'Some exciting new projects and developments are now planned and being released on the coast, says Vent, 'but we are still experiencing a shortage of quality properties for our waiting clients.'



Camp de Mar, Mallorca
Guide price: €5,900,000



Calvia, Mallorca



Can Rimbau, Ibiza
Guide price: €3,850,000



Girona, Costa Brava
Prices from: €710,000



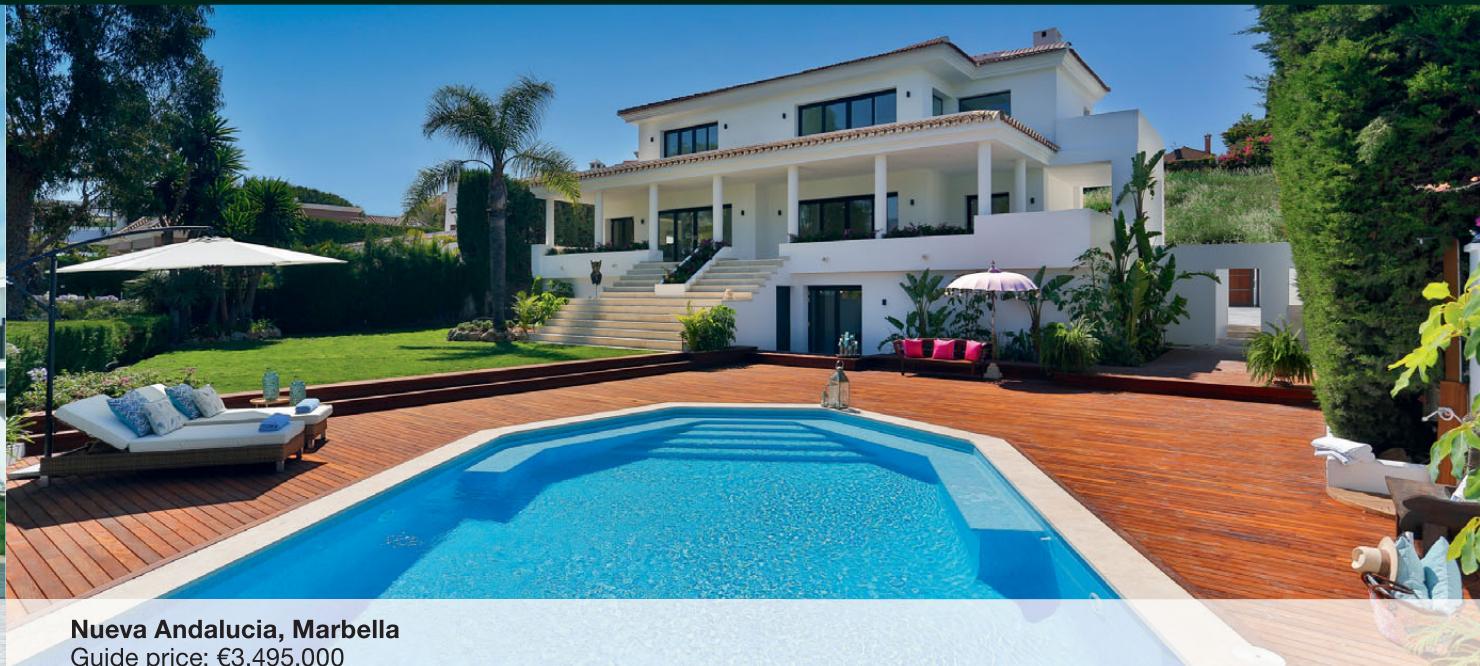
Girona, Costa Brava
Guide price: €1,450,000



Es Vedra, Ibiza
Guide price: €3,900,000



Nagüeles, Marbella
Guide price: €4,400,000



Nueva Andalucia, Marbella
Guide price: €3,495,000

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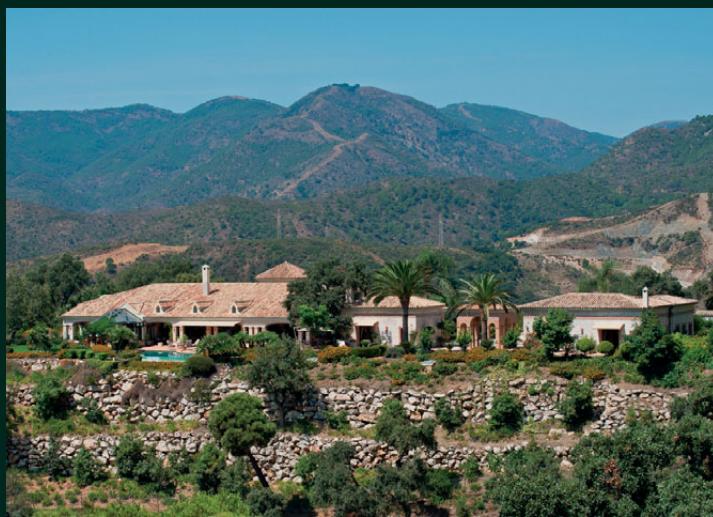
 **@KFInternational**
KnightFrank.com



Bendinat, Mallorca

An exceptional waterfront villa in Old Town Bendinat occupying a privileged and commanding position close to the Bendinat Hotel, offering direct sea access and total privacy. 8 bedrooms including guest or staff accommodation, 8 bathrooms, 80 sq m roof terrace, wellness area and swimming pool.

KnightFrank.com
mark.harvey@knightfrank.com
+44 20 7861 5034



La Zagaleta, Marbella

Frontline golf property enjoying magnificent sea views in the exclusive golfing estate of La Zagaleta. 4 bedrooms, 4 bathrooms, swimming pool, garden, extensive terraces, staff accommodation and garage parking. The villa could be extended adding one more level with 3 en suite bedrooms.

KnightFrank.com
mark.harvey@knightfrank.com
+44 20 7861 5034



CASARES, COSTA DEL SOL

FROM €170,100 (£132,442*)

THE FIRST CRYSTAL LAGOON TO BE BUILT IN EUROPE FOR THE EXCLUSIVE USE OF THIS QUALITY DEVELOPMENT

The first phase of this development consists of 100 exclusive 2 and 3 bedroom apartments and penthouses with large terraces set within 40,000 sq m of exotic gardens. The man made lagoon is surrounded by beaches and offers water sports including canoeing and windsurfing.

24hr Security | Contemporary design | South facing | Excellent transport links | Close to golf courses | Three communal pools

Ref:WW475

SPAIN | +34 952 880 941

info@winkworth.es

UK | 0203 514 0285



*Conversion rate correct
at time of going to press





CASARES, COSTA DEL SOL

FROM €285,000 (£222,069*)

UNIQUE AND EXCLUSIVE APARTMENTS AND PENTHOUSES AT THE PRESTIGIOUS PRIVATE ESTATE OF FINCA CORTESIN

Finca Cortesin is rated among the top 10 golf courses in Spain and Conde Nast Traveller voted it the best non-urban Hotel in Spain. These exceptional, modern apartments offer sleek design and superb quality coupled with unbeatable views only 1km from the beach.

2, 3 and 4 bedrooms | Penthouses with 300 sq m of terraces | Outstanding golf and sea views | Management, maintenance and rental service

Ref:WW393

SPAIN | +34 952 880 941

info@winkworth.es

UK | 0203 514 0285



*Conversion rate correct
at time of going to press



Drayton Gardens, Chelsea SW10

£11,950,000 Share of Freehold



An elegant and classically presented family apartment, extending to some 4,317 sq ft of accommodation, and occupying the entire third floor of this very smart mansion block.

4,317 sq ft (401 sq m)

Entrance hall | Double reception room | Dining room | Kitchen/breakfast room | Study | Master bedroom with en suite bathroom and shower room | Four further bedrooms (two en suite) | Family room/bedroom six | Gym with marble steam room and shower room | Balcony | Resident porter | Lift | EPC rating B

Chelsea SW10 - 020 7373 1010
chelseaSW10@struttandparker.com

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Blomfield Road, Little Venice W9**Price on Application Freehold**

Built in 1843, this outstanding and detached, Grade II Listed villa is in arguably the most desirable address in Little Venice, on the bank of the Regent's Canal.

5,063 sq ft (470 sq m)

Reception hall | Drawing room | Dining room | Kitchen/breakfast room | Library | Office | Seven bedrooms | Three bathrooms | Wine cellar | Three cloakrooms | Storage vaults | Garden

Notting Hill 020 7221 1111

nottinghill@struttandparker.com
JSA: FG Consultants 020 7937 7787

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Parkgate Road, Battersea SW11

£2,750,000 Leasehold



A stunning ground floor apartment with two double bedrooms, 3.4m ceilings, excellent security, concierge and private parking (by separate negotiation).

1,938 sq ft (180 sq m)
Living room | Kitchen/dining room | Hallway | Two bedrooms | Two bathrooms | Cloakroom | Comfort cooling | Passenger lift | Concierge | CCTV security | Private internal car park (by separate negotiation) | EPC rating C

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Thornwood Gardens, Kensington W8**£4,000,000 Share of Freehold**

An impressive three bedroom apartment, situated on the second floor with two underground parking spaces and 24 hour portage.

1,638 sq ft (152 sq m)
Entrance hall | Drawing room | Kitchen | Dining area | Three bedrooms | Two en suite bathrooms | Shower room | Utility area | Lift | 24 hour portage | Two underground parking spaces | EPC rating C

Kensington 020 7938 3666
kensington@struttandparker.com

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Tedworth Square, Chelsea SW3

£2,650,000 Leasehold



Presented in immaculate condition, this spectacular flat is well arranged over two floors, with excellent ceiling heights, wonderful views over the garden square and lovely outside space.

1,224 sq ft (113 sq m)
Entrance hall | Kitchen/dining room | Drawing room | Master bedroom suite | Second double bedroom | Third double bedroom | Bathroom | Fourth double bedroom/study | Rear patio garden | Garden square | Access to Burton Court (separate arrangement) | EPC rating C

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NATASHA WHALLEY STRUTT & PARKER CHELSEA SW10

Exploring the type of property buyers are holding out for

The introduction of the additional 3% SDLT is fast approaching for second home owners and buy to let investors, thus we have seen an increase in properties on the market.

This measure naturally exerts pressure on all buyers to finalise their transactions by 1 April, 2016. However, with the upturn in properties available, and uncertainty in the global markets, buyers appear more prepared to wait for their ideal property and less willing to compromise on their purchase criteria as the market softens.

What is the most marketable property at this time? Of course there is a wide range of personal preference, but asked today to describe an ideal apartment in Prime Central London, a buyer might well respond with: 'A period property on the first or second floor, with high ceilings, uncompromised entertaining space, garden views, and ideally a terrace or some form of outdoor space.'

A great example would be our three bedroom duplex apartment on Courtfield Gardens. The entire building has been



Buyers appear more prepared to wait for their ideal property and less willing to compromise

sympathetically refurbished with modern and warm interiors whilst retaining many original features; offering exceptional living and entertaining space.

Large family-friendly lateral flats in South Kensington offer a natural alternative to traditional Chelsea townhouses arranged over five or six floors, which tend to appeal more to the domestic market. The SW7 area is fantastically cosmopolitan and extremely well connected. We are excited to be opening a new Strutt & Parker office there on Old Brompton Road, opposite Christie's, in May this year.



Courtfield Gardens offers fabulous views over a private garden square

Courtfield Gardens, £4,450,000

This is a three bedroom duplex apartment arranged over the first and second floors, offering grand and voluminous entertaining space. Courtfield Gardens is a highly desirable and private garden square.

140 Fulham Road SW10 9PY;
020 7373 1010; struttandparker.com



Ovington Square, Knightsbridge SW3

£7,950,000

A handsome six bedroom Grade II listed house with a glass passenger lift. Located in this popular Knightsbridge garden square, this substantial property offers impressive proportions and retains many of its period features and charm.

Approximately 339 sq m (3,650 sq ft).



KnightFrank.co.uk/knightsbridge

knightsbridge@knightfrank.com

60 Sloane Avenue SW3 3DD

020 3641 5928

MY DREAM HOME

Knight Frank's Alexander Millett on a rare opportunity in the heart of Knightsbridge

The study is the ultimate indulgence for car aficionados



PARK LODGE SW7



**Alexander Millett, Partner,
Knight Frank LLP**

Why it's a great buy

To be close to Hyde Park and the Brompton Road, but with the tranquillity of such a quiet position is something to be prized today.

The wow factor

The house has a timeless elegance, with a 47ft wide frontage, but still representing the best of British understatement, together with the very

latest in modern design, security and technology. The clincher for me is the basement spa area with a 30ft pool and jacuzzi including a large steam room.

Who would it suit

It would suit either someone seeking relatively low built lateral living on a full-time basis, or the ultimate pied-à-terre.

My favourite room

The study – as it has an opaque glass wall separating it from the garage, the ultimate indulgence for any car aficionado. This can be

made translucent at a flick of a switch.

Why should you buy it

Besides the obvious, I think the fact that you can purchase a new build house in Knightsbridge makes it stand out.

020 7861 1780

knightfrank.co.uk



Ennismore Gardens, Knightsbridge SW7

An exquisite first floor two bedroom lateral apartment

An exceptional apartment in arguably the best position on Ennismore Gardens, with a perfect southerly aspect directly over the communal gardens. This newly remodelled apartment has been meticulously designed to exacting standards. 2 bedroom suites, drawing/dining room, kitchen, guest cloakroom, 2 balconies, resident caretaker, lift, access to communal gardens. EPC: D. Approximately 150 sq m (1,620 sq ft).

Leasehold: approximately 101 years remaining

KnightFrank.co.uk/knightsbridge
knightbridge@knightfrank.com
020 3641 5928



Tite Street, Chelsea SW3

An impressive former artist studio with three bedrooms

A unique ground and first floor maisonette featuring a truly spectacular galleried reception room with a double height ceiling which is exceptional in scale and atmosphere. Apartments of this calibre are rarely available in the market. Master bedroom suite, two further bedrooms, bathroom, galleried reception room, dining room, conservatory, kitchen, guest cloakroom, private garden. EPC: E. Approximately 207 sq m (2,225 sq ft).

Share of freehold

Guide price: £5,750,000
KnightFrank.co.uk/SLA150020

KnightFrank.co.uk/knightsbridge
knightbridge@knightfrank.com
020 3641 5928

russellsimpson.co.uk
info@russellsimpson.co.uk
020 7225 0277



Eaton Square, Belgravia SW1

An impressive three bedroom apartment overlooking Eaton Square

An exceptional ground and lower ground floor apartment situated on the south side of Eaton Square with elegant rooms throughout. The property benefits from an impressive drawing room, as well as a private street entrance. Master bedroom suite with walk-in wardrobe, 2 further bedroom suites, 2 reception rooms, kitchen, dining room, study, patio, utility room, WC. Grade II listed. Approximately 281 sq m (3,026).

Leasehold: approximately 124 years remaining

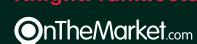
KnightFrank.co.uk/belgravia
belgravia@knightfrank.com
020 7881 7722

Guide price: £8,500,000

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EBURY STREET, SW1

A beautifully presented and bright south facing sixth floor apartment which has recently been refurbished. Situated in a much sought mansion block that has a lift and porter whilst being in the heart of Belgravia and a short walk from Victoria with its many amenities.

Leasehold 138 Years

£1,500,000

- * Entrance Hall
- * Reception Room
- * Kitchen
- * Master Bedroom
- * Second Bedroom/Study
- * Bathroom
- * Lift
- * Porter

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BERKELEY HOUSE,
Mayfair W1

A fantastic one bedroom apartment (approximately 650sq ft/ 60.39sq m) on the fourth floor of this porteried building in Mayfair. The accommodation comprises a large reception room, fully-fitted kitchen, one double bedroom and a separate bathroom. This bright and spacious apartment offers high ceilings and lovely wooden floors throughout, with the added benefits of a porter and lift. Berkeley House is located on Berkeley Square, moments from the boutique shops, restaurants and amenities of Mayfair and Green Park. EPC rating E.

Leasehold: Approximately 149 years remaining

Guide price: £1,850,000

020 7409 9047

robert.cox@harrodsestates.com

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HARRODS VILLAGE, Barnes SW13

A rare to the market, lateral penthouse apartment in a Grade I listed building of over 6,000sq ft overlooking the river Thames in Harrods Village, Barnes. The apartment itself offers direct lift access, underfloor heating, air-conditioning and decked terraces surrounding the entire apartment onto which all the rooms have access. Accommodation includes an entrance hall, reception hall, large Smallbone kitchen, split-level open-plan reception and dining room, family room and study, master bedroom with ensuite bathroom and dressing room/ fourth bedroom, two further double bedrooms with ensuite bathrooms, a guest cloakroom, utility room, staff access, plant room, four underground, secure parking spaces and a large storage room. Harrods Village is a popular gated development offering 24-hour concierge and security, a resident-only leisure centre with 25m swimming pool and gymnasium. EPC rating D.

Share of Freehold

Guide price: £6,950,000

020 7225 6700

mark.greenway@harrodsestates.com



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Onslow Square, South Kensington, SW7 Guide price £3,295,000

South Kensington 020 3040 6370
southkensington.sales@kfh.co.uk

A generously proportioned four bedroom purpose built apartment, smartly presented with a newly fitted kitchen, three modern bathrooms and wonderful views across London.

Set on the fifth floor of a beautifully maintained 1930s mansion block, with the added benefit of a porter and lift access, Malvern Court is ideally located close to the shopping, restaurants and transport links of South Kensington.

- Four bedrooms
- Three bathrooms
- Two reception rooms
- Delightful views
- Close to South Kensington underground station
- Leasehold
- EPC rating C



Walham Yard, Fulham, SW6 £1,050,000

Located in a quiet mews development is this attractive three bedroom, three bathroom house, comprising 1,229 sq ft of living space arranged over four floors. This modern home also boasts a private balcony and a large garage, which is currently used as additional living space. This property is situated moments from the amenities and transport links of Fulham Broadway. Freehold. EPC rating C.

Fulham and Chelsea 020 7731 0051
fulham.sales@kfh.co.uk



Woodsford Square, Holland Park, W14 £3,250,000

A stunning townhouse, boasting 2,362 sq ft of accommodation, refurbished to an exacting standard. This four storey home provides five bedrooms, five bathrooms, a terrace and a courtyard, as well as a home automation system and iPad controlled lights.

Woodsford Square is situated at the Holland Park end of Addison Road, conveniently placed for the shops and restaurants of Holland Park Avenue as well as Westfield shopping centre and Shepherd's Bush underground station, serviced by the Central Line. Freehold. EPC rating C.

Holland Park 020 3542 2111
hollandpark.sales@kfh.co.uk



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Royal Crescent, Holland Park, W11 £1,250 pw / £5,417 pcm

This fantastic two double bedroom apartment has been refurbished to a high standard and offers great entertaining space. Featuring a spacious reception room with hard wood flooring, a fully fitted kitchen and large master suite. This property also provides a large roof terrace with stunning views over the gardens.

Royal Crescent is located close to the charming shops and eateries of Holland Park, and Westfield shopping centre. Furnished. EPC rating C.

Holland Park 020 3542 2120
hollandpark.lettings@kfh.co.uk



Sullivan Road, Fulham, SW6 £1,400 pw / £6,067 pcm

Newly built four storey townhouse within a gated development. On the ground level there is a large eat in kitchen/reception room, study and utility room. The upper three levels comprise five double bedrooms, including master bedroom with a luxury en suite and dressing room. The house further benefits from off street parking, a private patio and a balcony. Unfurnished. EPC rating B.

Fulham 020 3486 2290
fulhamroad.lettings@kfh.co.uk

£210 tenancy agreement fee per property.
Other fees apply, visit kfh.co.uk/lettingsfees





This five bedroom property on Rigault Road is a current stand out opportunity in Fulham

SECOND'S OUT

Katherine Wells, Sales Manager of KFH Fulham, reflects on expansion in SW6

What has been your personal highlight recently?

Opening the doors of our second office in Fulham at the beginning of January was a definite highlight. It's incredibly exciting to be expanding our presence in Fulham and I'm enjoying being able to offer local residents and those moving to the area double the amount of expertise, area knowledge and local coverage.

Describe an exceptional property that has come on to the market...

This fantastic five bedroom family home (pictured) which has been refurbished to

the highest standards. Located moment from Putney Bridge in the Hurlingham area of Fulham, the property also benefits from a double reception room, a spacious kitchen/diner, five double bedrooms, two family bathrooms and a lovely patio garden.

What has been the most surprising thing to happen to you?

What's been lovely is how friendly and welcoming everybody has been. We knew we were launching an office in an area with a great community, but have been completely spoilt rotten, with

welcome coffees and pastries being brought over, as well as locals popping in to say hello.

Do you have a favourite lunch spot?

The Hive, which is across the road from our office on Fulham Road. It's a locally run café with a friendly atmosphere that sells nutritious homemade food. The gnocchi is my favourite.

How has the market been performing?

Correctly priced stock is garnering a lot of interest and we are finding these houses are selling well.

What are you most looking forward to next month?

Continuing to build on the relationships we've formed and getting to know all the local people and hot spots.

What has been the most unusual question or request you've received from a client?

I haven't been asked anything particularly unusual this month, but questions that keep cropping up are from buy to let investors who are keen on making potential purchases before the stamp duty changes in April.

825-827 Fulham Road SW6 5HG; 020 3792 4840; kfh.co.uk



BEANEY PEARCE



Roland Gardens, SW7

£1,600,000

A beautifully modern third floor flat in an attractive period building. The property features an exceptional entertaining space, leading on to a balcony, a separate eat in kitchen, two double bedrooms and two bathrooms, energy rating d.

South Kensington Sales

020 7838 1888

BEANEY PEARCE



Petersham Mews, SW7

£3,800,000

A delightfully individual three bedroom mews house with a garage, terrace and balcony. Renovated to a high standard recently, energy rating c.

South Kensington Sales

020 7838 1888



Elvaston Place, SW7

£1,600,000

A lovely two double bedroom, two bathroom, third floor apartment in Elvaston Place, the communal area has been recently refurbished, energy rating c.

South Kensington Sales

020 7838 1888



Observatory Gardens, W8

£925 p/w

A two bedroom apartment situated in this portered building. The property is ideally located just off Campden Hill Road, energy rating e.

South Kensington Lettings

020 7838 1888



Cornwall Gardens, SW7

£995 p/w

A three bedroom apartment in this period building with a private patio. The property is located on a popular street in South Kensington, energy rating d.

South Kensington Lettings

020 7838 1888

BEANEY PEARCE



Culford Gardens, SW3

£3,495,000

A highly sought after two bedroom penthouse set within this charming red brick period mansion block in the heart of Chelsea. Spanning in excess of 1,500 sq. ft, energy rating d.

Chelsea Sales

020 7590 9510



Eaton Square, SW1W

£6,350,000

A stunning two/three bedroom raised ground floor apartment on one of London's most well known addresses. Spanning across 1,720 sq. ft, energy rating c.

Chelsea Sales

020 7590 9510



Cheyne Walk, SW3

£1,995 p/w

An exceptional large five bedroom end of terrace family house with a private garage and outstanding river views, energy rating e.

Chelsea Lettings

020 7590 9500



Kings Chelsea, SW10

£2,850 p/w

A three bedroom lateral apartment in the Kings Chelsea development. The property benefits from a gym, swimming pool, 24 hour concierge and security, energy rating c.

Chelsea Lettings

020 7590 9500

Tenants fees apply: £180 per tenancy towards administration, £60 reference fee per tenant and £144 towards the end of tenancy check out report (all inc of VAT).



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Located on the fifth floor of arguably London's most prestigious residential development, adjacent to Hyde Park and the Mandarin Oriental Hotel, this property features spectacular views of London's iconic landmarks. This exquisitely interior designed apartment benefits from floor to ceiling windows providing a southerly aspect and views towards Hyde Park Corner, Sloane Street and Harrods.

The accommodation provides a large double reception room with a balcony, a study area/bedroom, a dining area, a kitchen/breakfast room, a guest suite, a further bathroom and a cloakroom. The master bedroom suite comprises a walk through dressing room and an outstanding bathroom clad in the finest Italian marble. The apartment also benefits from a large store room, a wine cellar and an underground car parking space. Offering a 999 year lease, and energy rating c.

For more details on the £19,500,000 property, contact Alastair Mercer at Mercer Pasqua on 020 7665 6633 or visit mercerpasqua.co.uk







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Tregunter Road, SW10

A beautiful five bedroom family house comprising of 7,347 sq ft (682 m sq) approximately, situated on this highly desirable tree-lined street next to The Boltons. Entirely rebuilt behind the original façade by top architects Studio Indigo and finished to the very highest standard, in all, the project took five years from planning to completion. Further benefiting from an indoor swimming pool, a lift, off street parking and a south facing, landscaped garden. Tregunter Road offers a rare opportunity for the discerning central London buyer - a turnkey house without compromise.

Freehold

Price on application





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Truly outstanding 1st floor apartment

A truly exceptional 1st Floor Duplex apartment with spectacular, open plan entertaining space culminating in an "atrium" reception room with 10m high ceilings. With over 7600 sq ft (712 sq m) internally, two parking spaces, a private west facing terrace and up to seven en suite bedrooms in one of the most prestigious and discreet apartment building in Chelsea. Comprising only 15 apartments, the building offers 24 hour security and portage, resident building manager, 52 security cameras, underground parking with number plate recognition and full-time gardener for the extensive communal garden.

Long lease & Share of Freehold

Price on application

HOMES TO VIEW

ENNISMORE GARDENS SW7 – SHARE OF FREEHOLD

A simply stunning one bedroom apartment finished to exacting standards throughout.



Having been comprehensively refurbished, to include bespoke joinery and high quality fixtures and fittings, this superb second floor conversion flat has ample space for entertaining and occupies a quiet position in one of Knightsbridge premium garden squares.

Ennismore Gardens is within easy walking distance of the green and open spaces of Hyde Park. There are a wealth of restaurants and bars on the Brompton Road, accessed via Cottage Place, along with the world class shopping of Knightsbridge a short walk away.

020 7584 1771
chelsea@cluttons.com



ENNISMORE GARDENS
SW7 – SHARE OF FREEHOLD
£1,999,000 - 1 bedroom
EPC rating: C | Ref: SLO160011



250
YEARS

OF FORWARD
THINKING

cluttons.com

EATON TERRACE SW1W – LEASEHOLD

A five bedroom leasehold family town house in the heart of Belgravia.



**EATON TERRACE
SW1W – LEASEHOLD**
£3,500,000 – 5 bedrooms
EPC rating: D | Ref: BEL150029

A five bedroom townhouse situated on this prime residential street in the heart of Belgravia. This incredibly light Grade II listed town house would make an ideal family home and provides an abundance of living and entertaining space and also has the advantage of a private south west-facing garden.

Eaton Terrace is conveniently located close to the fashionable King's Road and neighbouring Elizabeth Street. The shops and boutiques of Knightsbridge along with Sloane Square tube station and Victoria railway station are also very close by.

020 7730 0303
belgravia@cluttons.com

CLUTTONS

jackson-stops.co.uk



Princes Gate, SW7

A first floor flat requiring refurbishment, located less than 500 ft from Imperial College London.

Reception room, kitchen, 3 bedrooms, 2 bathrooms (1 en suite); lift, caretaker.

EPC rating C

£1,495,000 Leasehold (965 years)

People Property Places

Offices in London and across the country

Chelsea
020 7581 5881

chelsea@jackson-stops.co.uk

 OnTheMarket.com



Jackson-Stops
& Staff



Winchester Street, SW1V

A newly refurbished first floor apartment located in the "Pimlico Grid", 0.3 miles from Pimlico underground station.

Reception room, open plan kitchen, bedroom, bathroom; balcony.

EPC rating C

£550,000 Leasehold (125 years)



Winchester Street, SW1V

A newly refurbished ground floor apartment located in the "Pimlico Grid", 0.3 miles from Pimlico underground station.

Reception room, kitchen, master bedroom, further bedroom, bathroom.

EPC rating C

£800,000 Leasehold (125 years)

People Property Places

Offices in London and across the country

Pimlico
020 7828 4050
pimlico@jackson-stops.co.uk

 OnTheMarket.com



Ovington Gardens, SW3

A newly refurbished second floor apartment (with lift), located 0.4 miles from Knightsbridge underground station. Reception room/dining room, kitchen, 2 double bedrooms, bathroom. Furnished. EPC rating C

£895 per week (* fees apply)
Chelsea 020 7581 8431



Gloucester Street, SW1V

A duplex apartment in a block with porter service and lift, located 0.4 miles from Pimlico underground station. Reception room, eat in kitchen, 2 double bedrooms, further bedroom/study, 2 bathrooms. Furnished. EPC rating C

£625 per week (* fees apply)
Pimlico 020 7828 4050

* For full details of all associated fees please visit our website: www.jackson-stops.co.uk/london/tenants-service-charges.html

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Cambridge Street, left, and Winchester Street, below, are examples of properties on different ends of the property spectrum

MY MONTH

Why Pimlico stands out in the Prime Central London market

Words GEORGINA CLARKE



What has been the most challenging aspect of your month?

Having taken an extended holiday in Australia at Christmas, after ten years' service at Jackson-Stops,

I had a challenging end to January just to get ahead. Most people underestimate the administrative workload in lettings. We have faced numerous legislative changes over the last few months and it is important that we, our processes and literature are 'up to the minute' so that we can offer the right advice to landlords and tenants.

What has been your personal highlight?

Australia was indeed the highlight on a personal level this year, as was the purchase of my beautiful Wiltshire hideaway for when London becomes too much – but on a professional level I am incredibly proud of what our team has achieved in Pimlico this year. The Pimlico sales market has performed very well against other Prime Central London areas in 2015 and my lettings team are heading for a record-breaking year. As Lettings Director I have served alongside

Harry Buchanan, Sales Director, for seven years now. This type of managerial relationship is unique and we feel that we offer our tenant, landlords, vendors and purchasers a unique experience, as collectively we have an encyclopaedic knowledge of the area and the people who live here.

We have an encyclopaedic knowledge of the area and the people who live here

Describe an exceptional property that has come on to the market...

Pimlico can offer a wide range of properties in terms of quality and price and still remains good value for money relative to other prime central areas. At one end of the scale we have been marketing an exceptional refurbished studio flat on Winchester Street at £375 per week, including utilities. At the other end of the spectrum, we have recently agreed the rental of a seven bedroom house in Cambridge Street.

How has the market been performing?

The year started with a flurry of post-Christmas activity in the Pimlico rental market. We also listed a healthy number of new properties to the rental market in the new year, and although demand has not been particularly high at the beginning of 2016, it has been steady and, as always, we look forward to a warmer and more buoyant spring market.

What else has happened this month?

February saw the annual Jackson-Stops & Staff National Conference, where representatives from all our departments and offices across the country meet up. Jackson-Stops & Staff is a privately owned consortium, which is a rare thing these days, boasting a unique network of 44 offices across the country, offering our clients a seamless service between country and city. I always enjoy getting to know my colleagues across this network as it provides us with a significant advantage in terms of knowledge and expertise.

Georgina Clarke is Director of Lettings at Jackson-Stops & Staff Pimlico, 16 Sussex Street SW1V 4RW; 020 7828 4050; jackson-stops.co.uk



Inkerman Terrace, W8 £4,450,000 Freehold

A charming and well-presented four/five bedroom family home which is arranged over five floors. The property spans some 2,404 sq ft and offers flexible living accommodation, good natural light and neutral decor throughout. On the doorstep you have a variety of very useful independent shops on Stratford Road with the wider range of amenities on Kensington High Street just a short walk away. EPC=F. Two reception rooms, four/five bedrooms, three bathrooms, study, kitchen, dining area and garden. **Joint Sole Agents**

020 7937 9976 chloe@mountgrangeheritage.co.uk

mountgrangeheritage.co.uk

Kensington 020 7937 9976

North Kensington 020 8960 0181

Notting Hill 020 7221 2277



Cheniston Gardens, W8 £1,195,000 Share of Freehold

Located on the first floor the 687 sq ft (approx.) apartment boasts 3.4m high ceilings, good storage and large windows providing an abundance of natural light. The property presents well although it would now benefit from some updating. The apartment's position on the street is undoubtedly the best, with pretty views down Cheniston Gardens towards Wrights Lane at the front and the mansion flats on Iverna Gardens at the rear. EPC=C. Reception room, two bedrooms, two bathrooms, kitchen and portico balcony. **Sole Agents**

020 7937 9976 chloe@mountgrangeheritage.co.uk

mountgrangeheritage.co.uk

Kensington **020 7937 9976**

North Kensington **020 8960 0181**

Notting Hill **020 7221 2277**



Clarendon Road, W11 £575 per week Fees Apply
 One bed flat in the heart of Holland Park on a beautiful quiet road close to local amenities. The flat boasts high ceilings and looks over stunning gardens. EPC=D. Reception, bedroom, bathroom and kitchen. Unfurnished. **Sole Agents**

020 7221 2277 sophie@mountgrangeheritage.co.uk



Highlever Road, W10 £1,750 per week Fees Apply
 Superb end of terrace house located in a prime position within the desirable St Quintin Conservation area. Refurbished to an exacting standard to create a stylish exceptionally bright home. EPC=D. Reception, four bedrooms, three bathrooms, kitchen and garden. Furnished or unfurnished.

020 7221 2277 hannah@mountgrangeheritage.co.uk



Pembridge Villas, W11 £675 per week Fees Apply
 Simply stunning contemporary living space with beautiful garden in the very heart of Notting Hill just moments from Westbourne Grove and Notting Hill tube station. EPC=D. Reception, bedroom, bathroom, kitchen and garden. Furnished. **Sole Agents**

020 7221 2277 petra@mountgrangeheritage.co.uk



Highlever Road, W10 £340 per week Fees Apply
 Light and airy second floor flat with wooden flooring throughout. The flat is a short walk from Little Wormwood Scrubs Park and the Kensington Memorial Park. EPC=F. Reception, bedroom, bathroom and kitchen. Furnished. **Sole Agents**

020 7221 2277 hannah@mountgrangeheritage.co.uk



Lansdowne Road, W11 £4,650 per week Fees Apply
 Beautiful house with garden on this wonderful street in Notting Hill. The property provides the perfect balance of family accommodation and elegant entertaining space. EPC=F. Two reception rooms, four bedrooms, three bathrooms, kitchen, garden and communal gardens. Furnished. **Sole Agents**

020 7221 2277 neha@mountgrangeheritage.co.uk

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Kensington 020 7937 9976

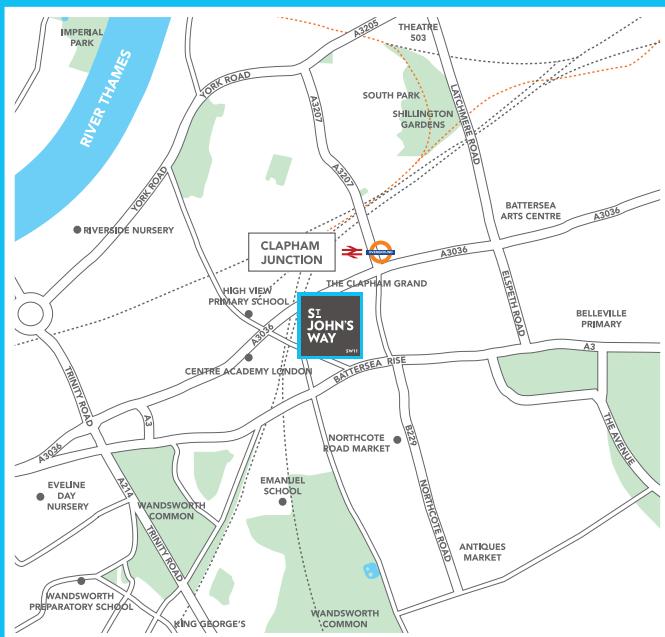
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HAMPTONS
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PEABODY

Clareville Street, SW7

£5,950,000

This exquisite newly refurbished family home benefits from four suites, four bathrooms, three reception areas, outside space and garage



- Four Suites
- Four Bathrooms
- Three Reception Areas
- Outside Space
- Garage
- Gloucester Road Underground

South Kensington & Chelsea sales
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chard.co.uk

Chard

Coleherne Mews, SW10

£2,950,000

A beautiful four bedroom, three bathroom mews house, located on a quiet cobbled mews



- Four Bedrooms
- Three Bathrooms
- Juliette Balconies
- Garage
- Freehold
- Energy Rating d

South Kensington & Chelsea sales
020 7373 8883

Cranley Gardens, SW7

£2,250,000

A bright west facing two bedroom, two bathroom apartment benefiting from views



- Two Bedrooms
- Two Bathrooms
- Lift
- Access To Communal Gardens
- Extremely Popular Location
- Energy Rating d

South Kensington & Chelsea sales
020 7373 8883

Hollywood Road, SW10

A modern two bedroom split level first floor apartment



£850,000

- Two Double Bedrooms
- Separate Kitchen
- First Floor
- Split Level
- Desirable Location
- Energy Rating d

South Kensington & Chelsea sales 020 7373 8883

Kensington High Street, W14

A smart two bedroom, two bathroom apartment on the 10th floor



£1,400,000

- Two Bedrooms
- Two Bathrooms
- New Development
- On-site Facilities
- Amenities Close By
- High Street Kensington Underground

Fulham sales 020 7731 5115

Earl's Court Square, SW5

This two double bedroom apartment has been finished to an exacting standard



£1,350,000

- Two Double Bedrooms
- High-Quality Finish
- Gardens Views
- Porter
- Lift
- Energy Rating d

South Kensington & Chelsea sales 020 7373 8883

Princes Gate, SW7

A wonderful two bedroom, two bathroom apartment located on Princes Gate



£1,200,000

- Two Double Bedrooms
- Two Bathrooms
- Period Conversion
- Large Open Plan Kitchen/Reception
- Close To Hyde Park
- Energy Rating d

Fulham sales 020 7731 5115

chard.co.uk

Chard

Eaton Square, SW1W

£1,195 p/w

A recently refurbished one bedroom apartment
with access to a private garden



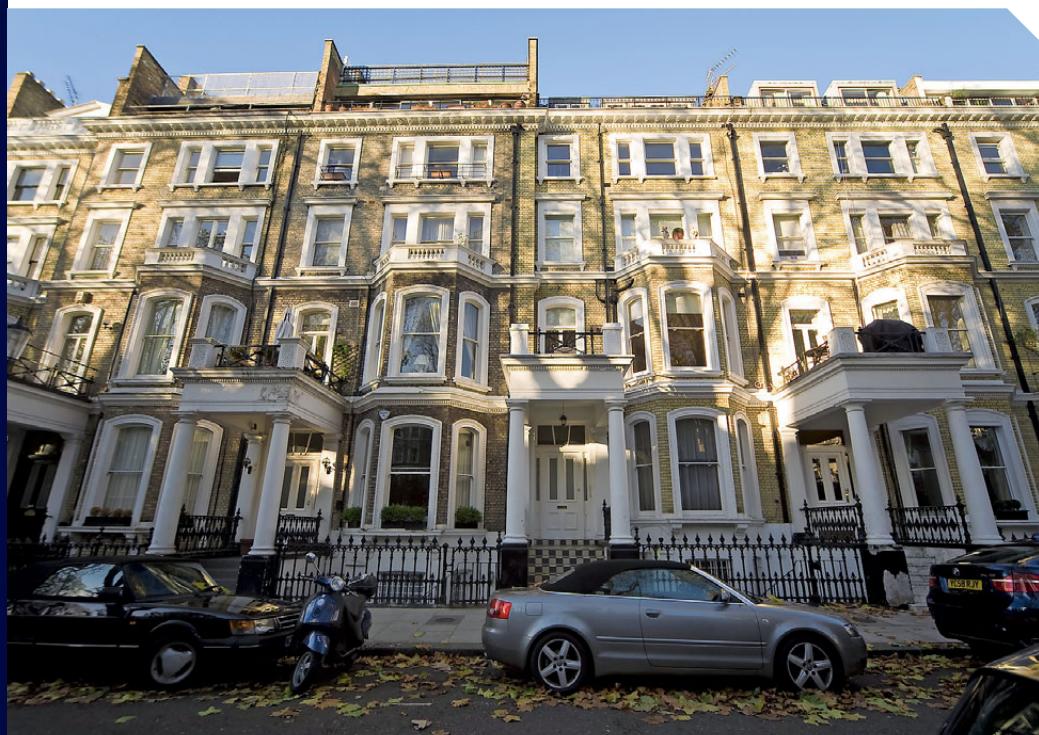
- One bedroom
- Victorian conversion with lift
- Separate kitchen with dining area
- Sloane square underground station
- Energy rating c

South Kensington & Chelsea lettings
020 7244 7711

Lexham Gardens, W8

£1,095 p/w

A newly refurbished three bedroom apartment
with access to a private roof terrace.



- Three double bedrooms
- Two bathrooms
- Private terrace
- Gloucester road
- Energy rating d

South Kensington & Chelsea lettings
020 7244 7711

Radipole Road, SW6

A newly refurbished five double bedrooms house in the heart of Parsons Green



£1,150 p/w

- Cellar for storage
- Double reception room
- Open plan kitchen

Fulham lettings 020 7384 1400

- Private paved garden
- Parsons Green underground
- Energy rating d

Anselm Road, SW6

This four bedroom family house has been redecorated to a very high standard



£950 p/w

- Newly refurbished
- Open plan kitchen
- Media room

Fulham lettings 020 7384 1400

- Wooden flooring
- Fulham Broadway underground
- Energy rating e

Haldon Road, SW18

Contemporary three double bedroom house with private garden



£750 p/w

- Solid wood flooring
- Modern bathrooms
- Open plan kitchen

Fulham lettings 020 7384 1400

- Separate dining room
- East Putney station
- Energy rating d

Britannia Road, SW6

Refurbished two double bedroom apartment in the Moore Park Estate, Fulham Broadway



£600 p/w

- Modern finish
- Surround sound system
- Two bathrooms

Fulham lettings 020 7384 1400

- Spacious living room
- Imperial Wharf overland
- Energy rating c



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www.hamptons.co.uk

HAMPTONS
INTERNATIONAL



New Kings Road, SW6 Asking Price £799,950 Leasehold

This fantastic first floor period apartment is moments from Parsons Green, with open-plan kitchen/living area with stripped wood floors, two double bedrooms and one bathroom. **EPC:D**



Ackmar Road, SW6 £2,650,000 Freehold

An exceptional 5 bedroom family home in this enviable location in the heart of Parsons Green. This is a Victorian house which has been refurbished with considerable flair and astonishing eye for detail. The owners have cleverly used a combination of modern technology and traditional materials. **EPC:C**

Hamptons Fulham

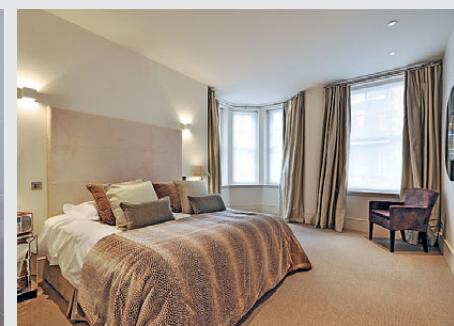
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Ashley Gardens, SW1P

Stunning five bedroom apartment, refurbished to an exacting standard and beautifully presented with exceptionally stylish furnishings and fabulous entertaining space. **EPC:D**

£2,300 per week*

- *Interior designed*
- *Double volume reception*
- *Eat-in kitchen*
- *5 double bedrooms*
- *1 en-suite bathroom*
- *Balcony*

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PLAZA estates



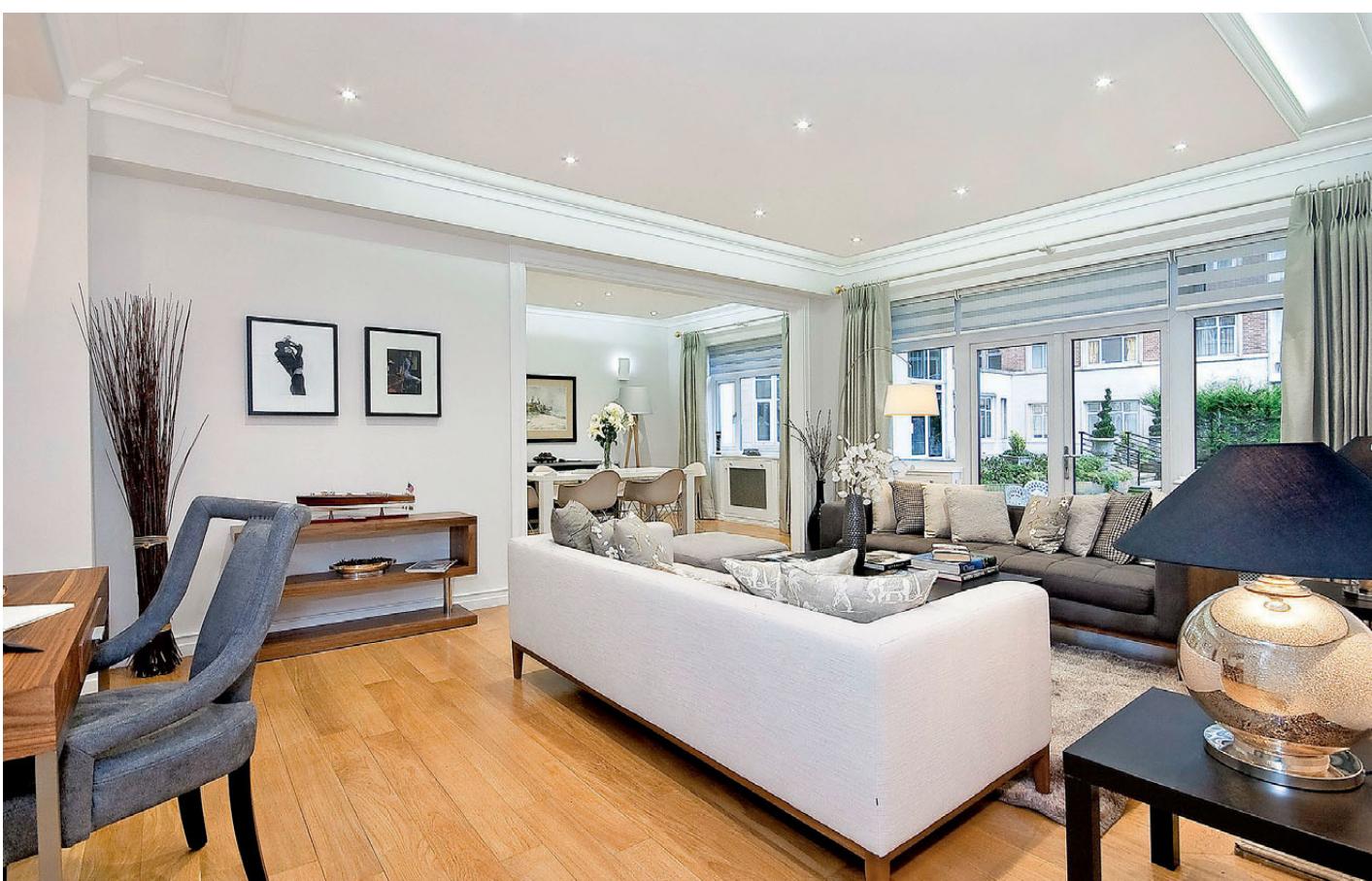
SOUTH KENSINGTON, SW10

A beautifully refurbished and bright 4th floor (with lift) west facing apartment, extending to 616 sq ft. Situated in this popular and attractive 1920's purpose built secure porter block.

Reception Room, Bedroom, Bathroom, Kitchen, Porter, Lift, EPC Rating D

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£1,100,000



PRINCES GATE, SW7

Stunning newly refurbished ground floor flat in an exceptionally secure and sought after portered block opposite Hyde Park. The flat benefits from direct access to the communal gardens. 1582 sq ft.

2/3 Bedrooms, 2 Bathrooms, Cloakroom, 2 Interconnecting Reception Rooms, Large Study/Bedroom 3, Kitchen/Breakfast Room, 24 Hour Porter, Inclusive of Heating & Hot Water, EPC Rating E

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* £264 inc of VAT to include tenancy agreement & referencing per property. Please contact us for further information.



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 English, Buckinghamshire, circa. 1601
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 Richard Chetwood and Anne Knightley, June 1601.



Mid 17th Century
 Inlaid Oak Armchair
 English, circa.
 1640 - 1650



Late Elizabethan Oak Overmantle
 English, West Country, dated 1594
 Provenance: Godolphin House,
 Cornwall



Late 19th Century
 Art Glass Vase
 by Thomas Webb
 English, circa. 1880-1890



Late Elizabethan
 Inlaid Armorial Desk Box
 English, circa. 1600
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 2nd Earl of Warwick,
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TAX CHANGES MAKE APRIL A SIGNIFICANT MONTH FOR RESIDENTIAL PROPERTY INVESTORS



On 1st April 2016 the UK Government will increase taxes for property owners and buyers, affecting both individuals and companies.

In a bid to level the playing field between first time buyers and buy-to-let investors, the Chancellor will almost certainly hike Stamp Duty Land Tax (SDLT) for so-called second home owners, and raise the Annual Tax on Enveloped Dwellings (ATED) for companies that hold residential property. The impact of the changes on investors' portfolios and future plans could be significant, and reviewing their individual situation in relation to the new tax landscape is essential.

NEW RULES FOR ANNUAL TAX ON ENVELOPED DWELLINGS (ATED)

Under the new ATED rules, the tax threshold has been lowered so companies that own residential property valued at between £500,000

and £1 million will now have to pay an annual charge of £3,500. Previously, the band had started at £1 million, but from 1st April 2016 any property that a company purchased for £500,000 or more from 1st April 2012 will be liable for ATED. This is likely to affect many buy-to-let investors, who perhaps only own one or two properties but have held them within companies for tax reasons.

PROPOSED INCREASE IN STAMP DUTY LAND TAX (SDLT)

For SDLT, it is proposed that an additional 3 percent above the current rate will apply for purchases of additional residential properties, including buy-to-let properties, second homes, and property purchased for children's occupation. This will increase transaction costs substantially - for example, under the new system the SDLT payable on a £250,000 home will be £7,500 as opposed to £2,500 under the old system.

FURTHER CHANGES ON THE HORIZON

Yet more changes to the residential property tax landscape also linger on the horizon. The progressive restriction of tax relief on mortgage interest rates, although not yet set in stone, is likely to mean that by 2020/21 only basic rate tax relief will be given to private individuals, further increasing property investment costs. In addition, the Budget on 16th March 2016 could well throw up more unexpected surprises.

Despite the tax changes, residential property is likely to continue to be a reliable investment and store of value, especially in the long term and as long as individuals are making expert-informed decisions. The tax landscape is changing so fast that seeking specialist tax advice is now more important than it ever has been. All individual circumstances are different, but in many cases tax advice in this environment can enhance the investment viability of a property purchase or portfolio.

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